

APPENDIX C:
NARRATIVES AND CRS FORMS
FOR SURVEYED PROPERTIES

Volume I: Narratives and CRS Forms for N00105 to N05189

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CRS No. N00105

Name: Fields House; Field Heirs (Beers 1868)

Address: West side of Summit Bridge Road, Tax Parcel: 2300300010
1000' North of Peterson Road

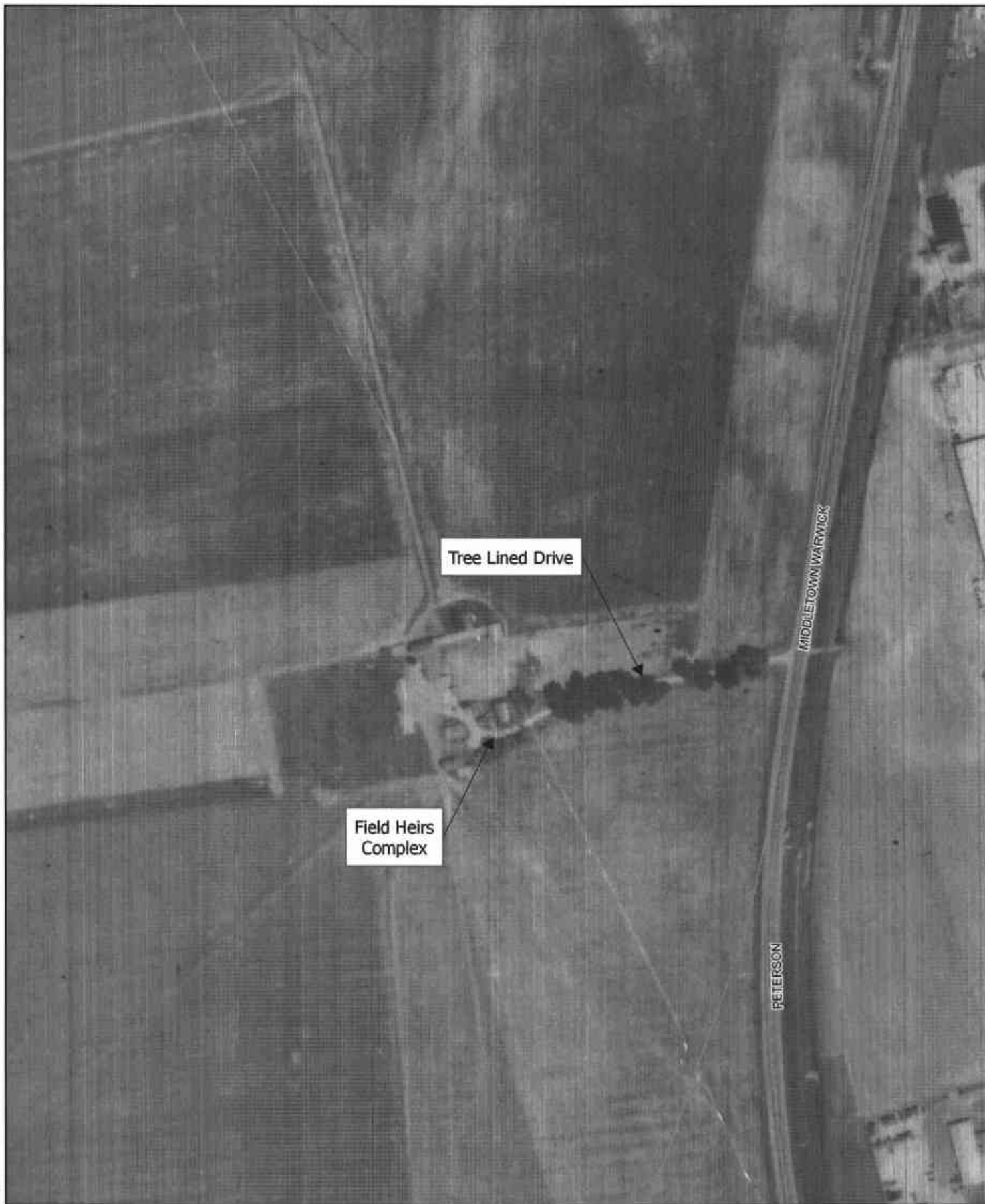
Date of Construction/Major Alterations: ca. 1820

Time Period: 1770-1830±, Early Industrialization; 1880-1940±, Urbanization and Early Suburbanization

Geographic Zone: Upper Peninsula

Historic Period Theme(s): Agriculture, Architecture, Engineering, and Decorative Arts
(Residential Architecture)

This property was listed in the National Register in 1985 as part of the "Rebuilding St. Georges Hundred, New Castle County, 1850-1880" multiple property nomination. Since the 1985 multiple property nomination, the property has been demolished. As part of the current study, a CRS 10 Survey Update Form was prepared. This property has the potential for an intact historic archeological site and should be further investigated if it might be directly affected by the U.S. 301 project.



300 0 300
Feet

U.S. 301 Project Development
1962 Aerial
Fields House/Field Heirs - CRS No. N00105





CULTURAL RESOURCE SURVEY
SURVEY UPDATE FORM

CRS

N00105.

1. HISTORIC NAME/FUNCTION: Fields House; Field Heirs (Beers 1868)
2. ADDRESS/LOCATION: West Side of Summit Bridge Rd, 1000' North of Peterson Rd
3. CURRENT CONDITION: excellent ☐ good ☐ fair ☐ poor ☐ demolished ☒
4. INTEGRITY: The house and any outbuildings documented as part of Rebuilding St. Georges National Register Multiple Property Nomination are no longer extant.
5. SETTING INTEGRITY: Tree lined allee still visible but overgrown and not accessible. Complex is located on the west side of U.S. 301 and is surrounded by agricultural fields. Modern commerical and residential development encroaching.

6. FORMS ADDED:

#:	Form:	List Property Types:
1	CRS09	N/A

7. SURVEYOR INFORMATION:

Surveyor Name: Catherine M. Dluzak / Architectural Historian

Principal Investigator Name: Barbara Copp / Sr. Architectural Historian

Principal Investigator Signature: *Barbara M. Copp*

Organization: A.D. Marble & Company Date: 8/15/2005

8. OTHER NOTES OR OBSERVATIONS:

CRS#

N00105.

Listed in the National Register in 1985 as part of the "Rebuilding St. Georges Hundred, New Castle County, 1850-1880" Multiple Property Nomination.

9. STATE HISTORIC CONTEXT FRAMEWORK (check all appropriate boxes; refer to state management plan(s)):

a) Time period(s)

- ☐ Pre-European Contact
- ☐ Paleo-Indian
- ☐ Archaic
- ☐ Woodland I
- ☐ Woodland II
- ☐ 1600-1750 Contact Period (Native American)
- ☐ 1630-1730 Exploration and Frontier Settlement
- ☐ 1730-1770 Intensified and Durable Occupation
- ☒ 1770-1830 Early Industrialization
- ☐ 1830-1880 Industrialization and Early Urbanization
- ☒ 1880-1940 Urbanization and Early Suburbanization
- ☐ 1940-1960 Suburbanization and Early Ex-urbanization
- ☐ 1960-2000 Deurbanization and Sprawl

b) Geographical zone

- ☐ Piedmont
- ☒ Upper Peninsula
- ☐ Lower Peninsula/Cypress Swamp
- ☐ Coastal
- ☐ Urban (City of Wilmington)

c) Historic period theme(s)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Transportation and Communication |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Settlement Patterns and Demographic Changes |
| <input type="checkbox"/> Trapping/Hunting | <input checked="" type="checkbox"/> Architecture, Engineering and Decorative Arts |
| <input type="checkbox"/> Mining/Quarrying | <input type="checkbox"/> Government |
| <input type="checkbox"/> Fishing/Oystering | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Education |
| <input type="checkbox"/> Retailing/Wholesaling | <input type="checkbox"/> Community Organizations |
| <input type="checkbox"/> Finance | <input type="checkbox"/> Occupational Organizations |
| <input type="checkbox"/> Professional Services | <input type="checkbox"/> Major Families, Individuals and Events |
| <input type="checkbox"/> Other | <input type="checkbox"/> Unknown |



**CULTURAL RESOURCE SURVEY
MAP FORM**

**DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901**

CRS#:

N00105.

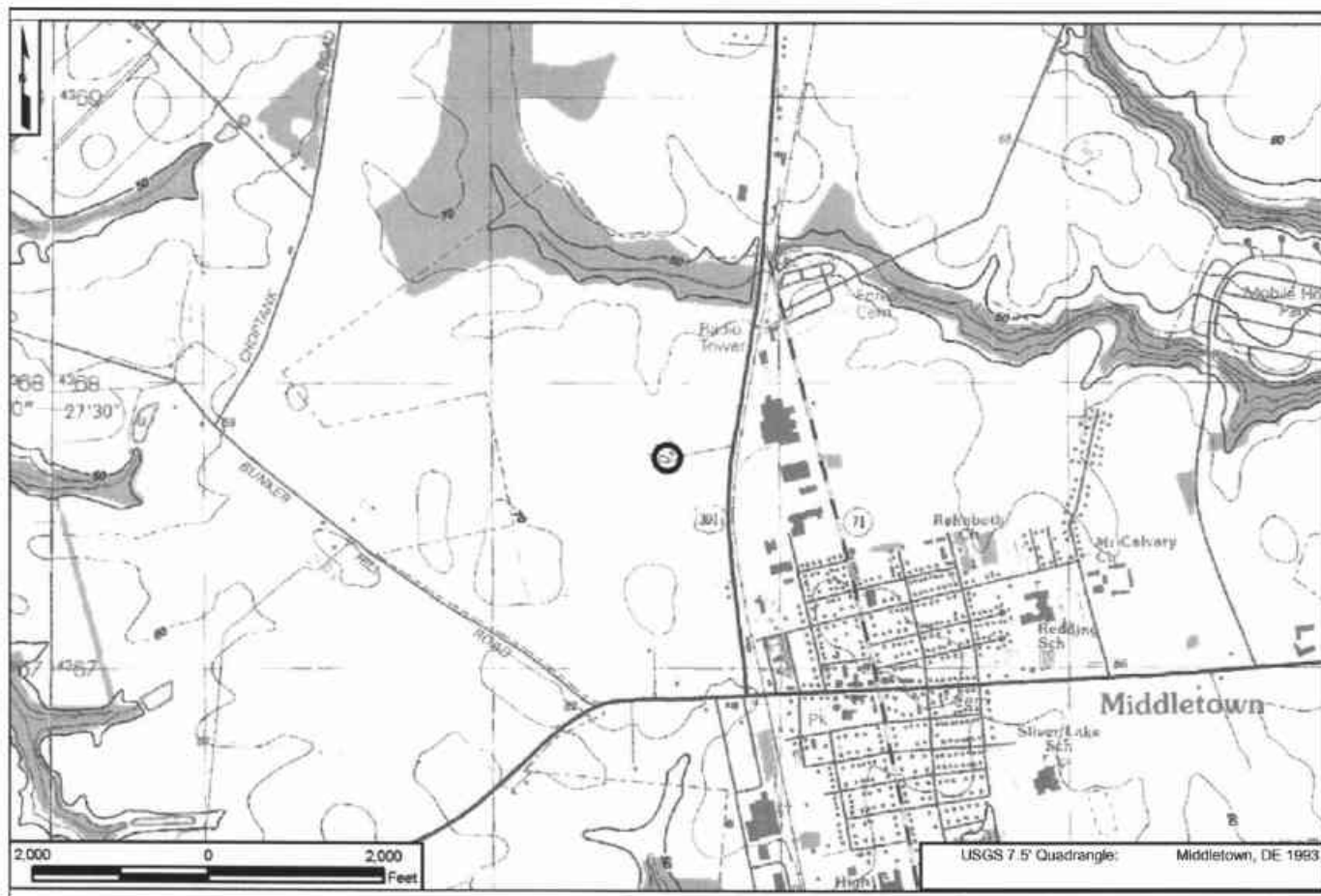
1. ADDRESS/LOCATION: West Side of Summit Bridge Rd, 1000' North of Peterson Rd

2. NOT FOR PUBLICATION:

3. LOCATION MAP:

Indicate position of resource in relation to geographical landmarks such as streams and crossroads.

(attach section of USGS quad map with location marked or draw location map)



4. SITE PLAN:



CRS No. N00106

Name: The Maples/George Derrickson House

Address: 1106 Bunker Hill Road

Tax Parcel: 1302200001

Date of Construction/Major Alterations: 1850s; 1880s; 1958

Time Period: 1830-1880±, Industrialization and Early Urbanization; 1940-1960±, Suburbanization and Early Ex-urbanization

Geographic Zone: Upper Peninsula

Historic Period Theme(s): Architecture, Engineering, and Decorative Arts (Residential Architecture); Agriculture

Description

The Maples/George Derrickson House was listed in the National Register of Historic Places on February 17, 1978. The property is located along the north side of Bunker Hill Road northwest of Middletown-Warwick Road (U.S. 301). The 186.86-acre lot is planted with mature trees (many of which are maples, inspiring the resource's name) and includes cultivated fields. The property consists of a ca. 1850s dwelling, a cowshed (currently used as an equipment shed), a milking barn with an attached milkhouse, a windmill, and a modern pool.

A National Register nomination form was prepared for The Maples/George Derrickson House in 1977. The dwelling is currently in good condition and has not undergone any significant alterations since it was previously documented. The two-and-one-half-story, L-shaped, wood frame dwelling (consisting of a main block with a side gable roof and a rear ell) primarily features Second Empire stylistic elements, but also exhibits elements of the Federal, Greek Revival, and Italianate styles. The Second Empire embellishments, including a Graham Gable, dormers, and patterned roof shingles, were added in the 1880s. Two small porch additions have been made to the dwelling since the 1977 nomination form was prepared: an open, shed roof porch currently attached to the north elevation of the rear ell; and a screened-in, shed roof porch attached to the west elevation of the ell.

The historic farm lane is located to the east of the dwelling, providing access from Bunker Hill Road to the secondary buildings and structures located north of the dwelling. The outbuildings on the property were not previously documented or discussed in the National Register nomination form. They are situated along the farm lane, and include a one-story, wood frame, side gable cowshed (currently used as an equipment shed) with a rectangular plan and an open façade (east elevation) (ca. 1958); a one-story, wood frame, front gable milking barn with a milkhouse attached to the east end of the façade (south elevation) (ca. 1958); a cone-shaped, metal truss windmill situated over a well (ca. 1958); and a modern, in-ground pool situated immediately adjacent to the dwelling.

Historical Narrative

The dwelling was erected by George Derrickson, Sr., in the 1850s. George Derrickson, Sr., owned a large amount of land in Middletown, including a tract called Indian Range, which he purchased in 1837. Derrickson built the Maples on newly acquired land adjacent to Indian Range in the 1850s. George's son Charles married and moved from Indian Range to the Maples around the time of his father's death. Charles Derrickson updated the dwelling with Second Empire features in the 1880s (Norton 1977). Since the resource was previously listed in the National

Register and a National Register nomination form was prepared for the resource, no additional research was conducted on the historical development of the property.

National Register Evaluation

The Maples/George Derrickson House was listed in the National Register in 1978 under Criterion C for its architectural significance. As part of the U.S. 301 study, the property was revisited and examined to see if it retained sufficient integrity to continue to be eligible for listing in the National Register. There do not appear to be any substantive changes to the dwelling that would affect its eligibility since the time of the survey. The Maples/George Derrickson House retains sufficient integrity to remain listed in the National Register. A CRS form was not prepared for the dwelling since it was previously documented in the National Register nomination form.

The Maples/George Derrickson House property was not previously evaluated as a farm complex. The property does not possess all of the features identified in the *U.S. 301 Historic Context and Reconnaissance Survey Report* (A.D. Marble & Company 2005) that must be present for a property to be considered significant as a farm complex. Farm features lacking from the property include the feeling of a farm complex; a historic barn; and at least two agricultural or domestic outbuildings and/or structures exclusive of the main barn or house that convey the types of farming conducted on the property. In addition a modern structure (the pool) is located within the historic farm plan. Although the property retains a cowshed and a milking barn/milkhouse, better examples of dairy farm features and complexes exist within the U.S. 301 Area of Potential Effects (APE), including the National Register-eligible Mt. Pleasant Farm (N05242). For these reasons, the property is recommended not eligible for listing in the National Register as a farm complex.

The outbuildings/structures on the property are recommended not individually eligible for listing in the National Register because they do not meet the evaluation criteria. None of the outbuildings/structures are unique or representative examples of their types; therefore, they are recommended not individually eligible under Criterion C. CRS forms were prepared for the cowshed and milking barn/milkhouse.

National Register Boundary

The National Register boundary, as presented in the 1977-1978 nomination, is 1.66 acres and includes the dwelling and tree-lined front yard and excludes the outbuildings to the rear. The boundary follows the tree line to the northwest, the edge of the rear yard to the northeast, a farmlane to the southeast, and along Bunker Hill Road to the southwest.



N00106. Photograph 1. Dwelling, view looking northwest.



N00106. Photograph 2. Dwelling, view looking southwest. Note modern pool in foreground.



N00106. Photograph 3. Windmill and milking barn/milkhouse, view looking northeast.



N00106. Photograph 4. Windmill and cow shed, view looking north.



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CRS

N00106.

CULTURAL RESOURCE SURVEY
SURVEY UPDATE FORM

1. HISTORIC NAME/FUNCTION: The Maples; George Derrickson House (Beers 1868)

2. ADDRESS/LOCATION: 1106 Bunker Hill Road

3. CURRENT CONDITION: excellent ☐ good ☒ fair ☐ poor ☐ demolished ☐

4. INTEGRITY: Two small porch additions were made to the rear ell of the dwelling since the National Register nomination form was prepared in 1977. These alterations do not significantly detract from the integrity of the building.

5. SETTING INTEGRITY: The property retains cultivated farmland, tree lines, a farm lane, and agricultural outbuildings. No substantial alterations were made to the property's setting since 1977.

6. FORMS ADDED:

#:	Form:	List Property Types:
2	CRS03	Cowshed, Milking barn/milkhouse
1	CRS05	Windmill
1	CRS09	N/A

7. SURVEYOR INFORMATION:

Surveyor Name: Elizabeth Amisson / Architectural Historian

Principal Investigator Name: Barbara Copp / Sr. Architectural Historian

Principal Investigator Signature: Barbara M. Copp

Organization: A.D. Marble & Company Date: 8/16/2005

8. OTHER NOTES OR OBSERVATIONS:

CRS#

N00106.

Individually listed in the National Register in 1978 under Criterion C for architectural significance.

9. STATE HISTORIC CONTEXT FRAMEWORK (check all appropriate boxes; refer to state management plan(s)):

a) Time period(s)

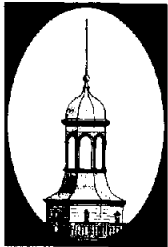
- ☐ Pre-European Contact
- ☐ Paleo-Indian
- ☐ Archaic
- ☐ Woodland I
- ☐ Woodland II
- ☐ 1600-1750 Contact Period (Native American)
- ☐ 1630-1730 Exploration and Frontier Settlement
- ☐ 1730-1770 Intensified and Durable Occupation
- ☐ 1770-1830 Early Industrialization
- ☒ 1830-1880 Industrialization and Early Urbanization
- ☐ 1880-1940 Urbanization and Early Suburbanization
- ☐ 1940-1960 Suburbanization and Early Ex-urbanization
- ☐ 1960-2000 Deurbanization and Sprawl

b) Geographical zone

- ☐ Piedmont
- ☒ Upper Peninsula
- ☐ Lower Peninsula/Cypress Swamp
- ☐ Coastal
- ☐ Urban (City of Wilmington)

c) Historic period theme(s)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Transportation and Communication |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Settlement Patterns and Demographic Changes |
| <input type="checkbox"/> Trapping/Hunting | <input checked="" type="checkbox"/> Architecture, Engineering and Decorative Arts |
| <input type="checkbox"/> Mining/Quarrying | <input type="checkbox"/> Government |
| <input type="checkbox"/> Fishing/Oystering | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Education |
| <input type="checkbox"/> Retailing/Wholesaling | <input type="checkbox"/> Community Organizations |
| <input type="checkbox"/> Finance | <input type="checkbox"/> Occupational Organizations |
| <input type="checkbox"/> Professional Services | <input type="checkbox"/> Major Families, Individuals and Events |
| <input type="checkbox"/> Other | <input type="checkbox"/> Unknown |



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
SECONDARY BUILDING FORM

CRS # N00106.02

1. ADDRESS/LOCATION: 1106 Bunker Hill Road
2. FUNCTION(S): historic Cowshed current equipment shed
3. YEAR BUILT: 1958 CIRCA?: ☒ ARCHITECT/BUILDER: Unknown
4. STYLE/FLOOR PLAN: No style, open floor plan
5. INTEGRITY: original site ☒ moved

<u>if moved, from where</u>	<u>original location's CRS #</u>	<u>year</u>
N/A	N/A	N/A
N/A	N/A	N/A
<u>list major alterations and additions with years (if known)</u>		<u>year</u>
a. shallow roofed garage addition to north elevation		1968
b. N/A		N/A
6. CURRENT CONDITION: excellent good ☒ fair poor
7. DESCRIPTION:
 - a. Structural system frame
 - b. Number of stories One (1)
 - c. Wall coverings metal cladding
 - d. Foundation concrete
 - e. Roof
structural system side gable, shallow pitch
coverings corrugated metal sheets with some corrugated fiberglass
openings N/A
8. DESCRIPTION OF ELEVATIONS:
 - a. Facade: direction: East
 - 1) bays: Six (6)
 - 2) windows: 0
 - 3) door(s): 1 overhead door at north bay
 - 4) other: Five evenly spaced open bays divided by square posts

b. Side: direction: North

- 1) bays: 0
- 2) windows: 0
- 3) door(s): 0
- 4) other: flue & propane tank

c. Side: direction: South

- 1) bays: 0
- 2) windows: 0
- 3) door(s): 0
- 4) other: horizontal wooden boards exposed at lower level

d. Rear: direction: West

- 1) bays: 6
- 2) windows: 0
- 3) door(s): 1 pair of sliding doors
- 4) other: N/A

9. INTERIOR (if accessible): garage not accessible

a) Floor plan **open**

b) Partition/walls **none**

c) Finishes **horizontal wooden boards at lower level of interior walls**

d) Furnishings/machinery **N/A**



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
SECONDARY BUILDING FORM

CRS # N00106.03

1. ADDRESS/LOCATION: 1106 Bunker Hill Road
2. FUNCTION(S): historic Milking barn/milkhouse current storage
3. YEAR BUILT: 1958 CIRCA?: X ARCHITECT/BUILDER: unknown
4. STYLE/FLOOR PLAN: no style, plan unknown
5. INTEGRITY: original site X moved
- | <u>if moved, from where</u> | <u>original location's CRS #</u> | <u>year</u> |
|---|----------------------------------|-------------|
| <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>list major alterations and additions with years (if known)</u> | | <u>year</u> |
| <u>a. N/A</u> | | <u>N/A</u> |
| <u>b. N/A</u> | | <u>N/A</u> |
6. CURRENT CONDITION: excellent good X fair poor
7. DESCRIPTION:
- a. Structural system wood frame
- b. Number of stories One (1)
- c. Wall coverings metal sheathing - imitation standing seam
- d. Foundation not visible
- e. Roof
- structural system front gable; wood frame
- coverings corrugated metal
- openings n/a
8. DESCRIPTION OF ELEVATIONS:
- a. Facade: direction: South
- 1) bays: Two (2)
- 2) windows: 1 4-light fixed metal
- 3) door(s): 1 4-light wood over panel
- 4) other: front gable milkhouse attached to E side of elevation

b. Side: direction: West

- 1) bays: Five (5)
- 2) windows: 3: 1 in milkhouse - 4 light metal fixed; 2 in milking barn- 1/1 wood double hung
- 3) door(s): 2: 1 wood vertical board pedestrian door in milkhouse; 1 sliding wood door at N end of milking barn
- 4) other: N/a

c. Side: direction: East

- 1) bays: Three (3)
- 2) windows: 3: 2 1/1 double hung wood covered with wire mesh; 1 4-light metal fixed
- 3) door(s): 0
- 4) other: brick chimney attached to exterior of elevation near center

d. Rear: direction: North

- 1) bays: One (1)
- 2) windows: 0
- 3) door(s): 0
- 4) other: N/A

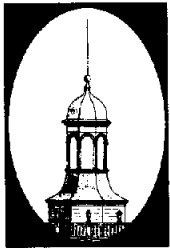
9. INTERIOR (if accessible): not accessible

a) Floor plan Not accessible

b) Partition/walls Not accessible

c) Finishes Not accessible

d) Furnishings/machinery Not accessible



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
STRUCTURE (BUILDING-LIKE) FORM

CRS # N00106.04

1. ADDRESS/LOCATION: 1106 Bunker Hill Road
2. FUNCTION: Windmill IN USE? ☒
3. YEAR BUILT: 1958 CIRCA?: ☒ ARCHITECT/BUILDER: Unknown
4. STYLE/PLAN: cone shaped base with windmill on top
5. INTEGRITY: original site ☒ moved ☐
- | <u>if moved, from where</u> | <u>original location's CRS #</u> | <u>year</u> |
|---|----------------------------------|-------------|
| <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>list major alterations and additions with dates (if known)</u> | | <u>year</u> |
| <u>a. N/A</u> | | <u>N/A</u> |
| <u>b. N/A</u> | | <u>N/A</u> |
6. CURRENT CONDITION: excellent ☐ good ☒ fair ☐ poor ☐
7. DESCRIPTION (describe the structure as completely as possible):
- a) Overall shape cone shaped with windmill on top
height Approx. 50'
length N/A
width 6' at base to 1' at top; windmill approx 4' across
- b) Structural system: metal truss
- c) Foundation: None
- d) Exterior covering: None

7. DESCRIPTION (cont'd):

CRS # N00106.04

e) Openings None

f) Other features

- water pump at base
- base of windmill touches ground
at 4 corners of well
- inscription on one of the windmill blades reads "The Maples: J.E. Jester"



**CULTURAL RESOURCE SURVEY
MAP FORM**

**DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901**

CRS#:

N00106.

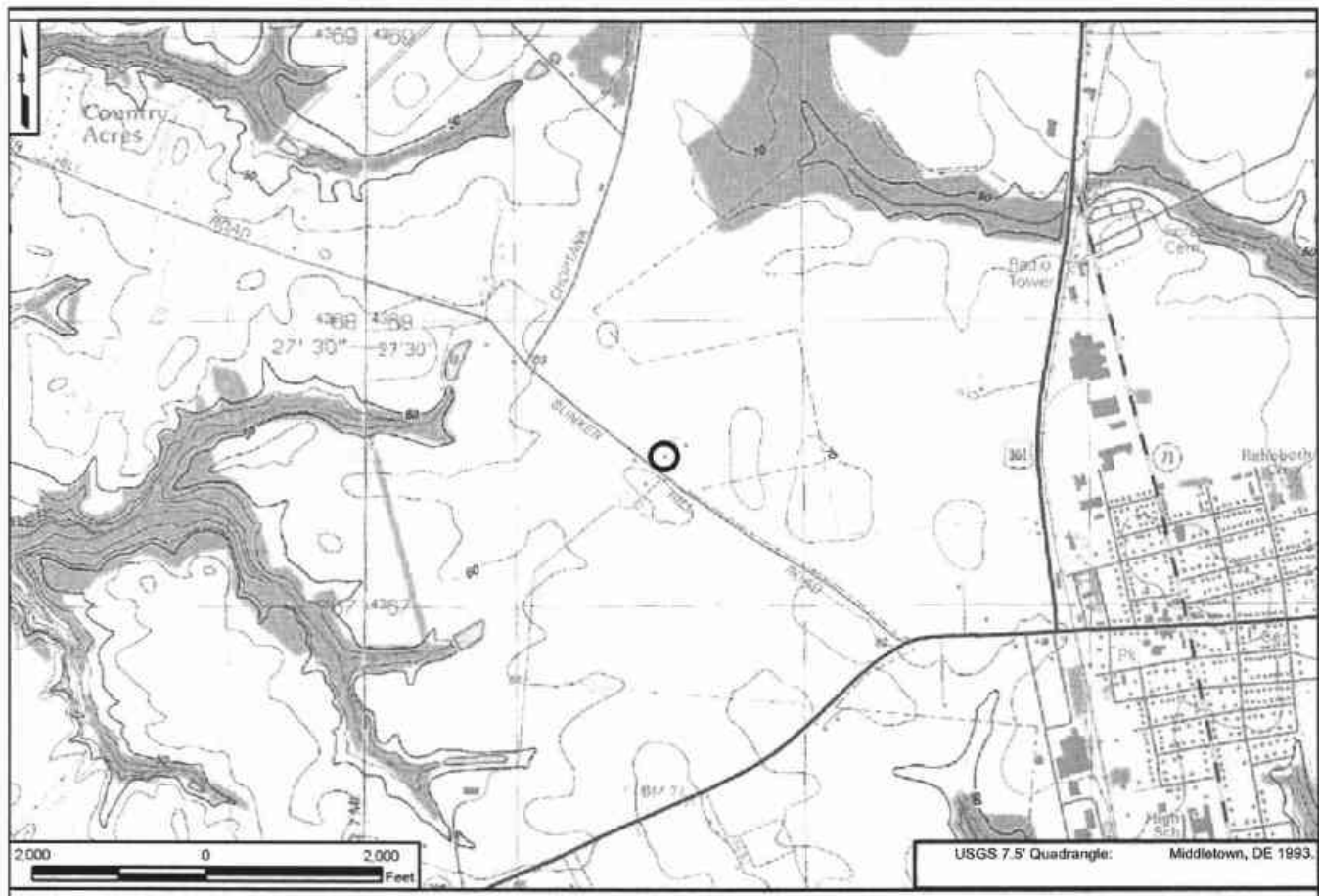
1. ADDRESS/LOCATION: 1106 Bunker Hill Road

2. NOT FOR PUBLICATION:

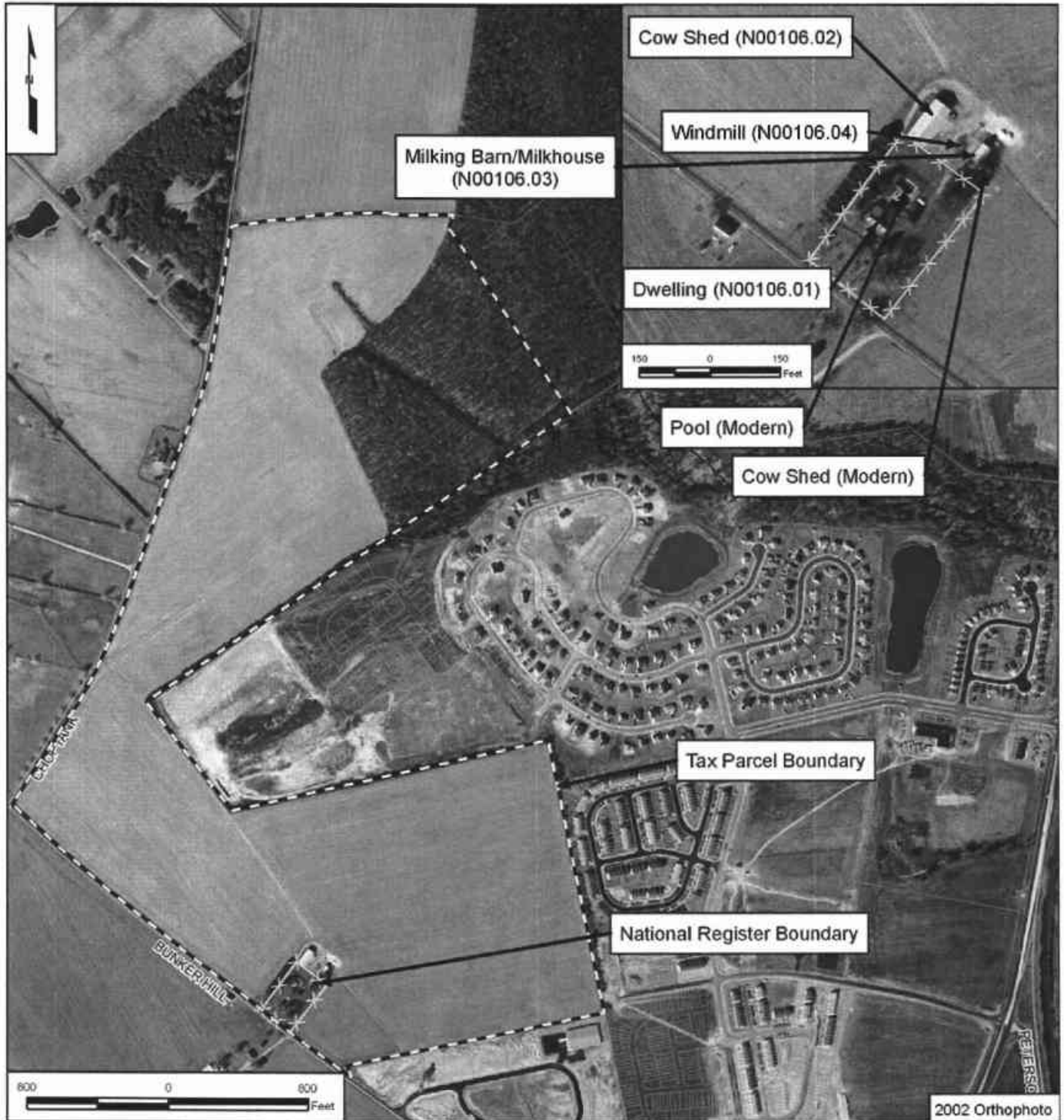
3. LOCATION MAP:

Indicate position of resource in relation to geographical landmarks such as streams and crossroads.

(attach section of USGS quad map with location marked or draw location map)



4. SITE PLAN:



CRS No. N00107

Name: S. Holton Farm

Address: 2010 Choptank Road

Tax Parcel: 1301700093

Date of Construction/Major Alterations: ca. 1850; ca. 1870s

Time Period: 1830-1880±, Industrialization and Early Urbanization; 1880-1940±, Urbanization and Early Suburbanization

Geographic Zone: Upper Peninsula

Historic Period Theme(s): Architecture, Engineering, and Decorative Arts (Residential Architecture); Agriculture

Description

The S. Holton Farm was listed in the National Register of Historic Places in 1985 as part of the *Rebuilding St. George's Hundred, New Castle County, 1850-1880* multiple property nomination. The property is located along the east side of Choptank Road north of Bunker Hill Road. The 81.80-acre lot is planted with mature trees and includes cultivated fields. The property consists of a ca. 1850 dwelling, a ca. 1880-1900 milkhouse, a modern garage, and a modern shed.

The multiple-property National Register nomination form for *Rebuilding St. George's Hundred* included documentation of the dwelling and outbuildings on the S. Holton Farm. The dwelling is currently in fair condition and retains the majority of the features for which it is significant. The three-story, L-shaped, wood frame dwelling (consisting of a main block with a hipped roof and a rear ell with a side gable roof) primarily features Greek Revival stylistic elements, including a five-bay, symmetrical façade, a shallow pitched roof, a central façade porch, a central entrance with a transom and sidelights, and six-over-six, double-hung sash windows. Alterations made to the dwelling since 1985 include the application of aluminum siding to the exterior of the dwelling, the enclosure of the cornice with aluminum, and the construction of an enclosed entry porch near the center of the south elevation of the rear ell.

The historic farm lane is located to the south of the dwelling, providing access from Choptank Road to the secondary buildings located east of the dwelling. Extant secondary buildings on the property include a one-story, wood frame milkhouse with a rectangular plan, a shallow pitched front gable roof, and wood vertical board siding (ca. 1880-1900); a modern, wood frame, side gable, two-car garage with corrugated metal siding (ca. 1980-2000); and a modern, wood frame, prefabricated shed with a gambrel roof (ca. 1990-2000). The previously prepared National Register nomination form mentioned the extant milkhouse (referred to as the "old milkhouse"), and stated that the building was moved to its current location near the northeast corner of the dwelling when a larger milkhouse was built closer to the cattle barn. The nomination form also listed the second milkhouse, a former poultry house, a granary, a small shed, and a gasoline pump as contributing elements to the resource, and mentioned the foundations of a former cattle barn on the property (Herman et al. 1985). With the exception of the milkhouse, none of the historic outbuildings mentioned in the National Register nomination form remain extant, and there is no remaining evidence of the barn foundations.

Historical Narrative

Spencer Holton erected the dwelling at the S. Holton Farm ca. 1850, after purchasing additional land adjoining acreage that he acquired in 1838. In 1850 Holton produced corn, wheat, oats, butter, potatoes, hay, and clover seed, and raised milch cows, other cattle, horses, sheep, and

swine. Market orchards were added to the property between 1860 and 1870, and by 1880 the farm included 25 acres of peach trees and one acre of apple trees. The farm remained in the Holton family until 1886, when it was auctioned to John Bailey. The farm went through several owners around the turn of the century, and was purchased by Howard and Mary Crossland in 1928. The farm has remained in the Crossland family since the early twentieth century (Herman et al. 1985).

National Register Evaluation

The S. Holton Farm was listed in the National Register as part of the multiple property nomination *Rebuilding St. Georges Hundred, New Castle County, 1850-1880* under Criterion A for its agricultural significance and under Criterion C for its architectural significance. According to the National Register nomination form, “the farmhouse, with its related outbuildings, is significant on a local level as being one of many examples of rebuilding in the area” (Herman et al. 1985). The dwelling is also significant for its embodiment of the essential features of the Greek Revival style, which include Classical symmetry and proportion, symmetrical fenestration in all three exposed elevations of the main block, and a centrally placed front porch.

As part of the U.S. 301 study, the property was revisited and examined to see if it retained sufficient integrity to continue to be eligible for listing in the National Register. The majority of the significant exterior features of the dwelling from the period of significance remain intact. The dwelling is clad in aluminum siding, the cornice is covered with aluminum, and an enclosed entry porch was added to the south elevation of the rear ell; however, these do not significantly detract from the resource’s architectural integrity. The dwelling at the S. Holton Farm retains sufficient integrity to convey its architectural significance. A CRS form was completed for the dwelling to document the few changes that have occurred since it was listed in the National Register. Only one historic outbuilding, a milkhouse, remains extant on the property. A CRS form was prepared for the milkhouse. The property remains eligible for listing in the National Register under Criterion C, but lacks sufficient integrity to convey its significance under Criterion A due to the loss of the majority of its historic outbuildings.

National Register Boundary

The Holton Farm was previously listed in the National Register as part of the *Rebuilding of St. Georges Hundred National Register* thematic nomination in 1985. While no mapping of a National Register boundary for the property could be located, the verbal boundary description of the National Register nomination provides information that was used in delineating a boundary for the resource. The verbal boundary description for the Holton Farm indicates:

The Holton Farm is located in cultivated farmland (including the entire 165 acre parcel of the mid-nineteenth-century farmstead) on the east side of Rt. 435 approximately 2 miles northwest of Middletown. The house and outbuildings are set back about one-hundred yards from the road within a yard of dense ornamental plantings. The nominated parcel includes five acres containing all the outbuildings, the house, grounds, and the lane leading in from Rt. 435.

The nominated parcel begins at a point 250 feet south of the intersection of the present farmlane and Rt. 435 and extends in a line 1000 feet to the east at which

point it turns 90 degrees to the north and proceeds for a distance of 750 feet. From the northeast corner the line runs back to the east side of Rt. 435, turns 90 degrees and joins the two points forming the western boundary. The nominated parcel includes sufficient acreage to provide for the preservation of the house, outbuildings, grounds and immediate setting.

To delineate the National Register boundary, A.D. Marble & Company staff plotted the tract description and found that it did not correspond to historic or current tax parcel lines and measured approximately 17.2 acres rather than 5.0 acres as discussed in the National Register location and verbal boundary description. Due to this discrepancy, National Register guidelines were consulted in determining the limits of the nominated parcel, and existing landscape features were utilized to develop a boundary that includes land historically associated with the property encompassing an area measuring approximately 5.0 acres in size, as indicated in the original nomination.

The interpreted or proposed National Register boundary extends along Choptank Road to the west, follows along either side of the driveway to the north and south, and is drawn to include the location of some former outbuildings to the east. The boundary (solid orange line shown in attachment) includes the house, grounds, historic allee (located in the front yard), and the lane leading from Choptank Road. This amount of area is sufficient to retain integrity of feeling, association, and setting and to convey the property's significance under Criterion A for agriculture and Criterion C for architecture. The proposed boundary includes 4.4 acres, while the original nomination indicated an area of 5.0 acres. This boundary was prepared in accordance with National Register guidelines and in consultation with the SHPO, DelDOT, and FHWA for purposes of Section 106 compliance.

CRS No. N00107

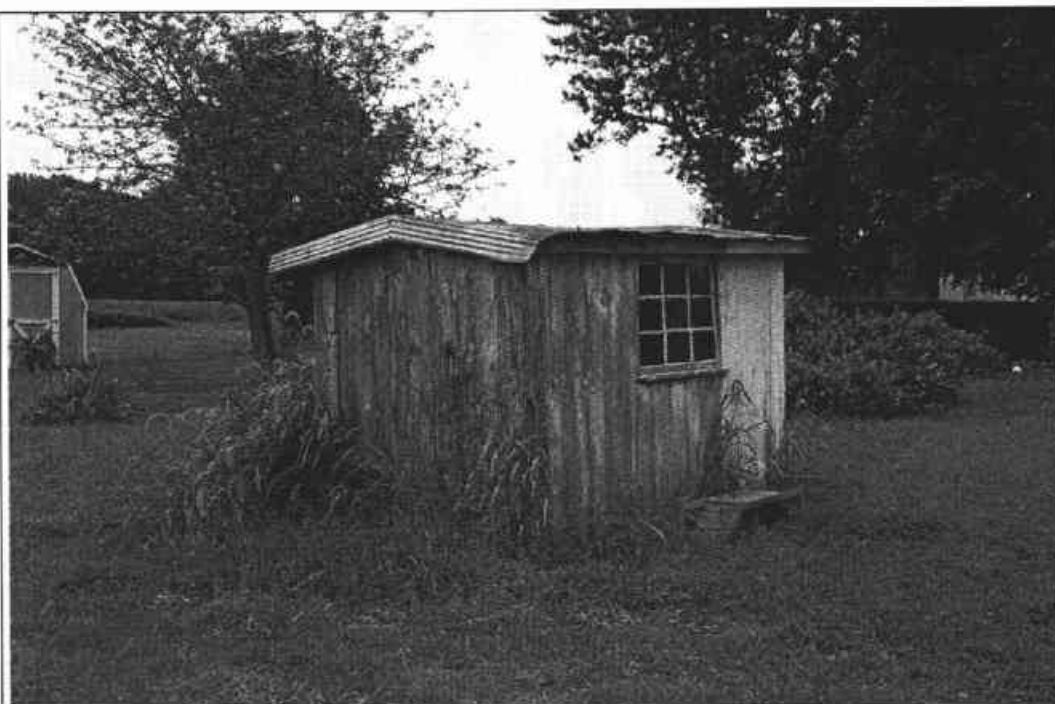


N00107. Photograph 1. Dwelling, view looking northeast.



N00107. Photograph 2. Dwelling, view looking northwest.

CRS No. N00107



N00107. Photograph 3. Milkhouse, view looking southeast.



**CULTURAL RESOURCE SURVEY
SURVEY UPDATE FORM**

DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CRS

N00107.

1. HISTORIC NAME/FUNCTION: S. Holton Farm

2. ADDRESS/LOCATION: 2010 Choptank Rd

3. CURRENT CONDITION: excellent ☐ good ☐ fair ☒ poor ☐ demolished ☐

4. INTEGRITY: Alterations made to the dwelling since the National Register nomination was prepared in 1985 include the application of aluminum siding to the entire exterior and the construction of an enclosed entry porch on the south elevation of the rear ell.

5. SETTING INTEGRITY: The property retains cultivated farmland, tree lines, a farm lane, and a historic milkhouse. The dairy barn, second milkhouse, poultry house, granary, shed, and gasoline pump mentioned in the 1985 documentation are no longer extant.

6. FORMS ADDED:

#:	Form:	List Property Types:
1	CRS02	Dwelling
1	CRS03	Milkhouse
1	CRS09	N/A

7. SURVEYOR INFORMATION:

Surveyor Name: Elizabeth Amisson / Architectural Historian

Principal Investigator Name: Barbara Copp / Sr. Architectural Historian

Principal Investigator Signature: Barbara M. Copp

Organization: A.D. Marble & Company Date: 8/16/2005

8. OTHER NOTES OR OBSERVATIONS:

CRS#

N00107.

Listed in the National Register in 1985 as part of the "Rebuilding St. Georges Hundred, New Castle County, 1850-1880" Multiple Property Nomination.

9. STATE HISTORIC CONTEXT FRAMEWORK (check all appropriate boxes; refer to state management plan(s)):

a) Time period(s)

- ☐ Pre-European Contact
- ☐ Paleo-Indian
- ☐ Archaic
- ☐ Woodland I
- ☐ Woodland II
- ☐ 1600-1750 Contact Period (Native American)
- ☐ 1630-1730 Exploration and Frontier Settlement
- ☐ 1730-1770 Intensified and Durable Occupation
- ☐ 1770-1830 Early Industrialization
- ☒ 1830-1880 Industrialization and Early Urbanization
- ☒ 1880-1940 Urbanization and Early Suburbanization
- ☐ 1940-1960 Suburbanization and Early Ex-urbanization
- ☐ 1960-2000 Deurbanization and Sprawl

b) Geographical zone

- ☐ Piedmont
- ☒ Upper Peninsula
- ☐ Lower Peninsula/Cypress Swamp
- ☐ Coastal
- ☐ Urban (City of Wilmington)

c) Historic period theme(s)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Transportation and Communication |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Settlement Patterns and Demographic Changes |
| <input type="checkbox"/> Trapping/Hunting | <input checked="" type="checkbox"/> Architecture, Engineering and Decorative Arts |
| <input type="checkbox"/> Mining/Quarrying | <input type="checkbox"/> Government |
| <input type="checkbox"/> Fishing/Oystering | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Education |
| <input type="checkbox"/> Retailing/Wholesaling | <input type="checkbox"/> Community Organizations |
| <input type="checkbox"/> Finance | <input type="checkbox"/> Occupational Organizations |
| <input type="checkbox"/> Professional Services | <input type="checkbox"/> Major Families, Individuals and Events |
| <input type="checkbox"/> Other | <input type="checkbox"/> Unknown |



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
MAIN BUILDING FORM

CRS # N00107.01

1. ADDRESS/LOCATION: 2010 Choptank Road
2. FUNCTION(S): historic Dwelling current Dwelling
3. YEAR BUILT: 1850 CIRCA?: ☒ ARCHITECT/BUILDER: Unknown
4. STYLE OR FLOOR PLAN: Greek Revival

5. INTEGRITY: original site ☒ moved

if moved, from where

N/A

other location's CRS #

N/A

year

N/A

N/A

N/A

N/A

list major alterations and additions with years (if known)

year

a. enclosed one-story shed roof porch

unk.

b. Vinyl siding added to exterior

unk.

c. Storm door added to front entrance; plastic over transom & side lights

unk.

6. CURRENT CONDITION: excellent good fair ☒ poor
7. DESCRIPTION: (Describe the resource as completely as possible. Use N/A for not applicable; leave no blanks.)

- a. Overall shape: L-shaped Stories: Three (3)
Additions: one-story shed roof porch extends length of rear ell's south elevation

- b. Structural system (if known): Wood frame

- c. Foundation: materials: Concrete parging
basement: full partial not visible no basement ☒

- d. Exterior walls (original if visible& any subsequent coverings): Vinyl siding

- e. Roof: shape: Main block - hipped; rear ell - gable
materials: Corrugated metal
cornice: Boxed in with aluminum
dormers: N/A
chimney: location(s): Center of ell; N & S interior ends of main block

8. DESCRIPTION OF ELEVATIONS:

- a. Facade: Direction: W

- 1) Bays Five (5)
2) Windows 4 in 1st story; 5 in 2nd & 3rd stories
fenestration Regular
type 6/6 DHS wood, in 1st & 2nd stories; 3/3 DHS wood in 3rd story
trim Wood, aluminum
shutters N/A

Facade (cont'd)

- 3) **Door(s)** 1
 location Central bay
 type 4-panel wood
 trim Wood, aluminum; 3-light over 1-panel sidelights; 3-light transom
- 4) **Porch(es)** Extends width of 3 central bays; wood floor, concrete steps, turned posts, heart-shaped scrolls (not original) plywood ceiling

b. Side: Direction: N

- 1) **Bays** Six (6)
- 2) **Windows** 4 in 1st story; 6 in 2nd; 2 in attic
 fenestration Irregular
 type 6/6 DHS wood 1st & 2nd story; 3/3 DHS wood in attic
 trim Wood, aluminum
 shutters N/A
- 3) **Door(s)** 2
 location Rear ell
 type 9-light over 2 panels
 trim Wood, aluminum
- 4) **Porch(es)** N/A

c. Side: Direction: S

- 1) **Bays** Five (5)
- 2) **Windows** 1st story: 2 in main block; 2nd story: 2 main block, 3 ell; attic, 2 main block
 fenestration Irregular
 type 6/6 DHS wood & 3/3 DHS wood
 trim Wood, aluminum
 shutters N/A
- 3) **Door(s)** 0
 location N/A
 type N/A
 trim N/A
- 4) **Porch(es)** 1st story, shed roof, enclosed porch extends length of ell; this contains 2 doors (1, 4-light over 2 panel door and 1 door not visible) and 5 windows (6/6 DHS wood)

d. Rear: Direction: E

- 1) **Bays** Three (3)
- 2) **Windows** 1 in 1st story of ell; 2 in 2nd story of main block; 3 in attic
 fenestration Irregular
 type 6/6 DHS wood 1st & 2nd story; 3/3 DHS wood in attic
 trim Wood, aluminum
 shutters N/A
- 3) **Door(s)** 0
 location N/A
 type N/A
 trim N/A
- 4) **Porch(es)** N/A

9. **INTERIOR:** Not accessible

10. **LANDSCAPING:** See CRS 10

11. **OTHER COMMENTS:** 1-story, shed roof, enclosed porch attached to porch near center of ell - has 2, 6/6 DHS wood windows in S elevation, 2 same in W elevation, and 2, 2/2 DHS wood in E elevation.



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
SECONDARY BUILDING FORM

CRS # N00107.02

1. ADDRESS/LOCATION: 2010 Choptank Road
2. FUNCTION(S): historic Milkhouse current Storage
3. YEAR BUILT: 1880 CIRCA?: X ARCHITECT/BUILDER: Unknown
4. STYLE/FLOOR PLAN: No style, rectangular, open floor plan
5. INTEGRITY: original site moved X
if moved, from where original location's CRS # year
Adjacent to S elevation of rear ell N/A unk.
N/A N/A N/A
list major alterations and additions with years (if known) year
a. N/A N/A
b. N/A N/A
6. CURRENT CONDITION: excellent good fair X poor
7. DESCRIPTION:
 - a. Structural system Wood frame
 - b. Number of stories One (1)
 - c. Wall coverings Vertical wood boards
 - d. Foundation Concrete slab
 - e. Roof
 structural system Front gable, wood frame
 coverings Corrugated metal
 openings N/A
8. DESCRIPTION OF ELEVATIONS:
 - a. Facade: direction: S
 - 1) bays: One (1)
 - 2) windows: 0
 - 3) door(s): (1) Double-leaf, vertical wood board occupies entire façade
 - 4) other: N/A

- b. Side: direction: W
- 1) bays: One (1)
 - 2) windows: 1, 6-light fixed wood
 - 3) door(s): 0
 - 4) other: N/A

- c. Side: direction: E
- 1) bays: 0
 - 2) windows: 0
 - 3) door(s): 0
 - 4) other: N/A

- d. Rear: direction: N
- 1) bays: 0
 - 2) windows: 0
 - 3) door(s): 0
 - 4) other: N/A

9. INTERIOR (if accessible):

a) Floor plan Open, rectangular

b) Partition/walls Not accessible

c) Finishes Not accessible

d) Furnishings/machinery Not accessible



**CULTURAL RESOURCE SURVEY
MAP FORM**

**DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901**

CRS#:

N00107.

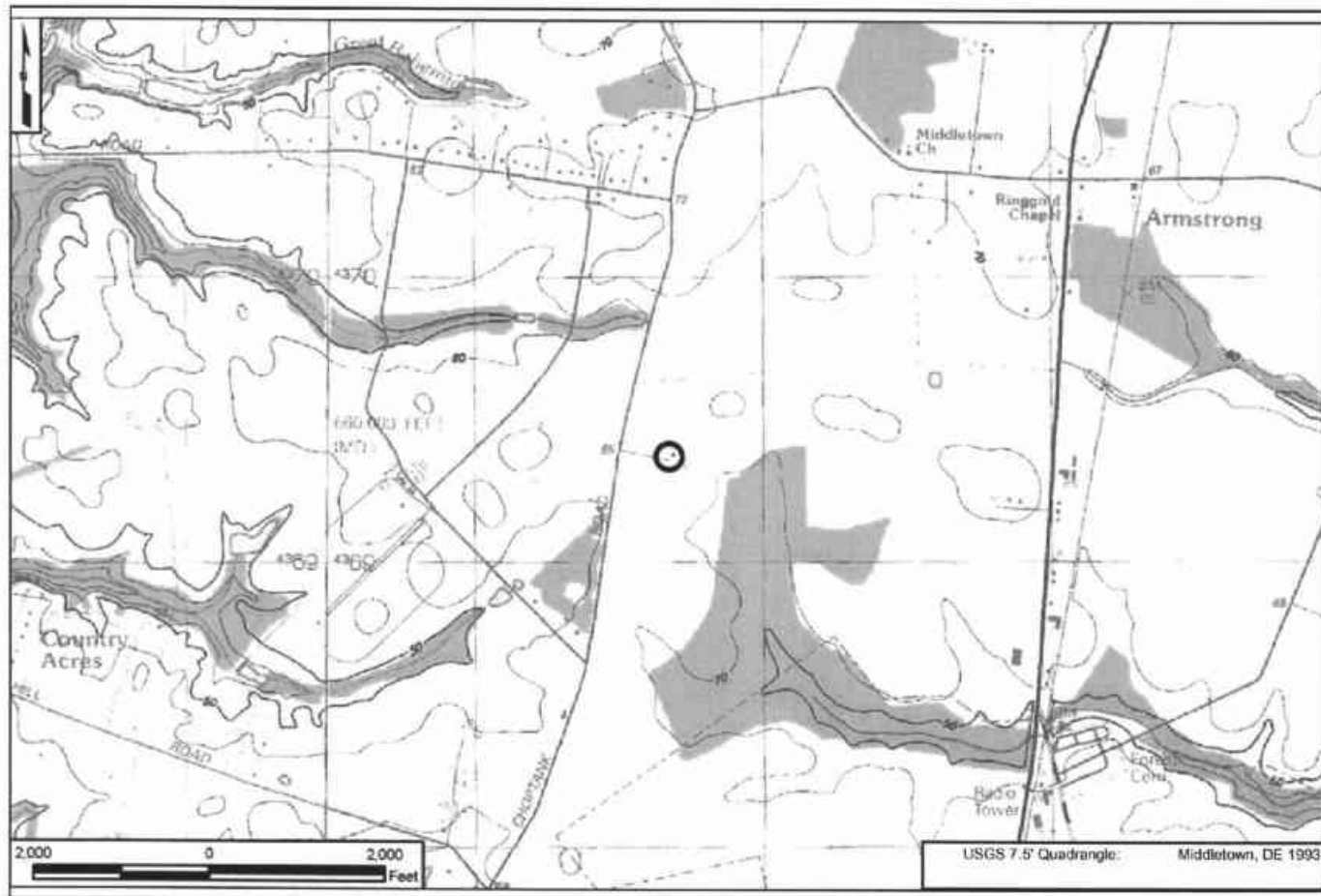
1. ADDRESS/LOCATION: 2010 Choptank Rd

2. NOT FOR PUBLICATION:

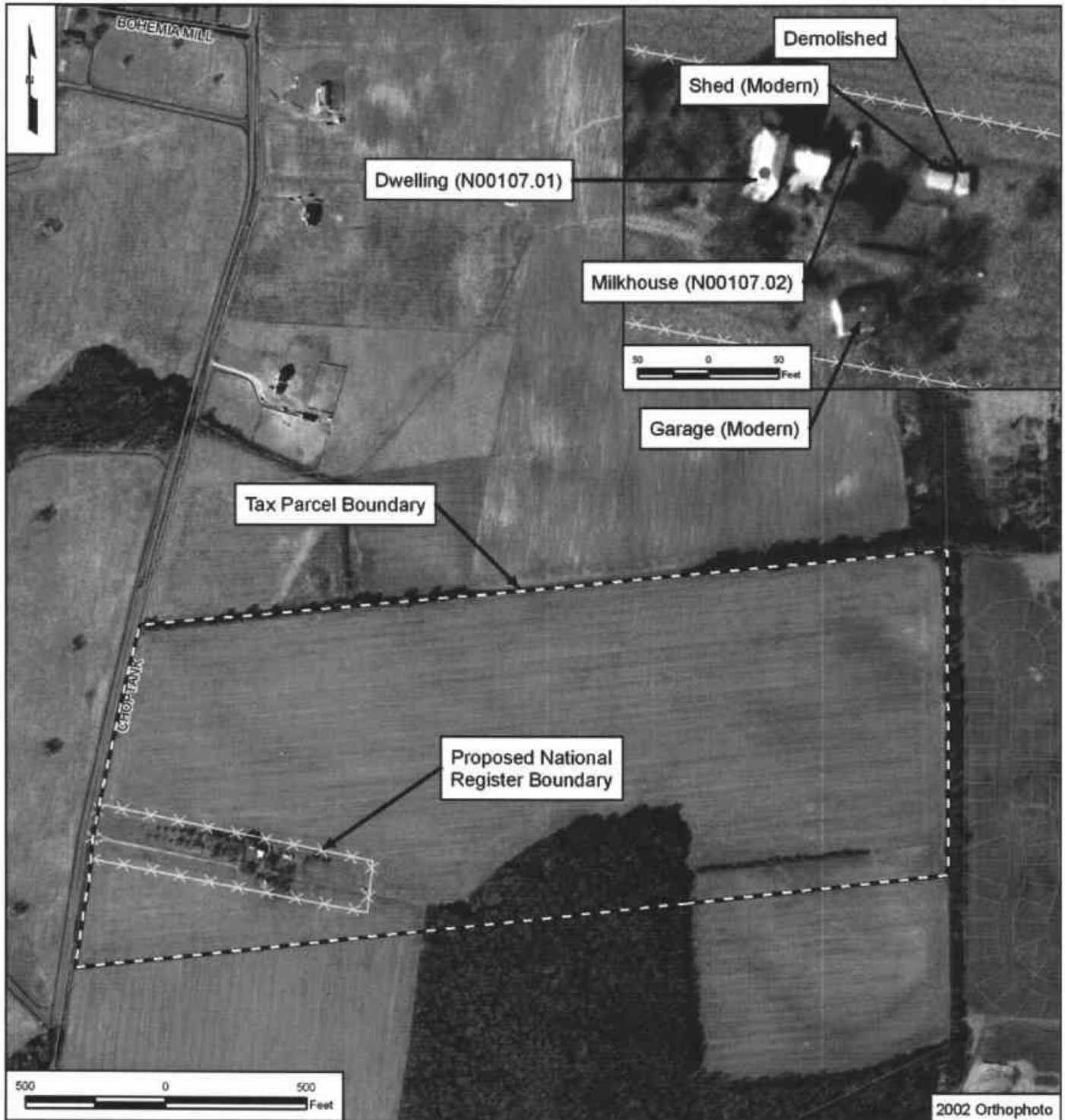
3. LOCATION MAP:

Indicate position of resource in relation to geographical landmarks such as streams and crossroads.

(attach section of USGS quad map with location marked or draw location map)



4. SITE PLAN:



CRS No. N00109

**Name: Choptank; Jay Clayton Farm;
Rhoades House**

Address: 1542 Choptank Road

Tax Parcel: 1301200093

Date of Construction/Major Alterations: ca. 1835; ca. 1850; ca.1900

Time Period: 1830-1880±, Industrialization and Early Urbanization

Geographic Zone: Upper Peninsula

**Historic Period Theme(s): Agriculture; Architecture, Engineering, and Decorative Arts
(Residential Architecture)**

Summary Description

Choptank was listed in the National Register of Historic Places on September 13, 1985 as part of the *Rebuilding of St. Georges Hundred, 1850-1880+/-* thematic nomination. The property is located along the east side of Choptank Road (DE 435). An asphalt driveway leads east from Choptank Road to the dwelling and outbuildings that comprise Choptank Farm. The 5.00-acre lot is planted with mature walnut, maple, holly, and cedar trees, and cultivated fields, all under the ownership of the Rhoades Family, surround the property to the north and south. A modern residential development is located across Choptank Road to the west of the property. A gravel stone quarry abuts the property to the east. Based on a photograph taken in the early 1960s, Choptank historically consisted of a dwelling, large barn, three-story corncrib, and a milkhouse. Per conversation with the current owners, a second barn, smokehouse, and chicken house were also present on the property at one time. However, in 1985, all that remained of the outbuildings were "a large barn, corncrib, and a small shed" (Herman et al. 1985). In 2004, the large three-story corncrib was removed due to neglect and disrepair. Currently, the property consists of a dwelling constructed circa 1835/circa 1850 and a *circa*-1900 cow barn and milkhouse.

A National Register nomination form was prepared for Choptank in 1985. The dwelling is currently in excellent condition and has not undergone any significant alterations since it was previously documented. The two-and-one-half-story, L-shaped, wood frame dwelling (consisting of a main block and a rear ell) primarily features Greek Revival stylistic elements. Reflective of the rebuilding that occurred in the mid-nineteenth century throughout St. Georges Hundred, an earlier dwelling (*circa*-1835) was incorporated into the rear ell and the front block with stylistic features was added circa 1850. The dwelling retains all of its significant architectural features: the original wood clapboard siding, once covered with aluminum siding, was recently concealed with vinyl siding; and the original six-over-six light, double-hung sash, wooden windows were accentuated by a modern, flat, aluminum and vinyl surround. The rear porch was enclosed ca. 1995.

The extant outbuildings stand in good condition and contain little to no modern alterations. The two-and-a-half-story, *circa*-1900 frame cow barn, currently used for storage, includes a four-bay equipment shed addition on the east elevation. A one-story, *circa*-1900 frame milkhouse, currently used for storage, contains no modern additions and/or alterations.

Historical Narrative

Thomas Clayton erected Choptank on land that he obtained from his father, Colonel Joshua Clayton. The property is named for the delineation shown on the 1868 Beers' Atlas. The 240 acres consisted primarily of cultivated fields used for growing corn, oats, and wheat. By 1870,

the farm value increased, while the actual acreage decreased to 190 acres. Peach growing quickly replaced some of the grain production on the farm. However, after the short-lived peach boom of the late-nineteenth-century, the farm reverted back to grain production for its livelihood. In addition, livestock, specifically feed cows, were raised on Choptank as well (Herman et al. 1985). According to an interview with the current owners, the property remained in the Clayton family until 1952, after which the current owners, the Rhoades family, purchased the property, then operating as a dairy farm, from Mary Clayton. The Rhoades family used Choptank for crop farming before renting the acreage out for grain cultivation in the 1980s.

National Register Evaluation

Choptank was previously listed in the National Register in 1985 under Criterion A for agriculture and under Criterion C for architecture. As part of the U.S. 301 study, the property was revisited and examined to see if it retained sufficient integrity to continue to be eligible for listing in the National Register. Since 1985, the three-story corncrib was removed (2004). All of the remaining outbuildings—the cow barn and milkhouse—retain a high degree of integrity of materials, design, and workmanship. The dwelling has experienced minor alterations since the time of its listing in the National Register. Additionally, an in-ground pool located to the southeast of the dwelling is the only modern intrusion within the historic farmstead complex. The modern residential development to the west and the gravel stone quarry to the east are located outside the farmstead complex. Thus, Choptank appears to retain sufficient integrity to continue to be listed in the National Register.

As part of this study, a CRS 2 form was prepared for the dwelling since it was not thoroughly documented in the National Register nomination. Only those outbuildings still extant, the milkhouse and the barn, were documented on CRS 3 forms as part of the U.S. 301 survey effort.

National Register Boundary

Choptank was previously listed in the National Register as part of the *Rebuilding of St. Georges Hundred National Register* thematic nomination in 1985. While no mapping of a boundary for the property could be located, the verbal boundary description of the National Register nomination provides information that was used in delineating a boundary for the resource. The verbal boundary description for Choptank indicates:

Choptank or the J. Clayton Farm is situated on the east side of Rt. 435 approximately .65 miles south of its intersection with Route 432. The house and related outbuildings stand amidst cultivated fields at the end of the drive extending 400 feet east of Route 435. The nominated area extends along the drive from Route 435 in a rectangle back to a pond at the rear of the property, and from 200 feet north of the barn to 200 feet south of the main house. The total acreage is approximately 8 acres.

The nominated parcel begins at a point on the east side of Rt. 435, 200 feet south of the present farm lane and runs east (northeast) for 1,200 feet towards the creek. At this point the line turns north (northwest) at 90 degrees and runs for 500 feet before turning west (southeast) for 1,200 feet back toward Rt. 435. The western boundary is formed joining two points along Rt. 435.

The nominated parcel includes sufficient acreage to protect the house, outbuildings, grounds and immediate setting.

The verbal boundary description of the nomination did not exactly match the acreage indicated in the nomination. A.D. Marble & Company staff plotted the tract description and found that it did not correspond to historic or current tax parcel lines and measured approximately 14.66 acres rather than 8.00 acres as discussed in the National Register location and verbal boundary description. The proposed 14.66-acre boundary includes the dwelling, outbuildings, grounds, and immediate setting. This area is sufficient to convey the property's significance under Criteria A and C. This boundary was prepared in accordance with National Register guidelines.

CRS No. N00109



N00109. Photograph 1: Dwelling, 1542 Choptank Road, west elevation, view looking east. Note the retention of integrity of design, setting, location, and feeling.

CRS No. N00109



N00109. Photograph 2: Dwelling, 1542 Choptank Road, north and west elevations, view looking southeast.

CRS No. N00109



N00109. Photograph 3: Dwelling, 1542 Choptank Road, south elevation, view looking north. Note the enclosed rear (east) porch.

CRS No. N00109



N00109. Photograph 4: Dwelling, 1542 Choptank Road, east elevation, view looking west. Note the enclosed porch.

CRS No. N00109



N00109. Photograph 5: Outbuildings, 1542 Choptank Road, view looking northeast. The milkhouse, shown in foreground, and the large barn, in background, display integrity of design, workmanship, materials, location, setting, and feeling.

CRS No. N00109



N00109. Photograph 6: Farm complex, 1542 Choptank Road, view looking west. Note the retention of farm plan and circulation pattern.



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CRS

N00109.

CULTURAL RESOURCE SURVEY
SURVEY UPDATE FORM

1. HISTORIC NAME/FUNCTION: Choptank; J. Clayton Farm; Rhoades House
2. ADDRESS/LOCATION: 1542 Choptank Rd
3. CURRENT CONDITION: excellent ☐ good ☒ fair ☐ poor ☐ demolished ☐
4. INTEGRITY: Good: The dwelling has been encased with vinyl siding. The original 6/6 DHS wooden windows are still visible behind the modern vinyl and aluminum surround.
5. SETTING INTEGRITY: Farm circulation path and farm plan still intact. Cultivated fields surround the property to the north and south. Modern residential development is located across Choptank Road to the west of the property.

6. FORMS ADDED:

#:	Form:	List Property Types:
1	CRS02	Dwelling
2	CRS03	Barn, Milkhouse
1	CRS09	N/A

7. SURVEYOR INFORMATION:

Surveyor Name: Emma K. Young / Architectural Historian

Principal Investigator Name: Barbara Copp / Sr. Architectural Historian

Principal Investigator Signature: *Barbara M. Copp*

Organization: A.D. Marble & Company Date: 1/10/2006

8. OTHER NOTES OR OBSERVATIONS:

CRS#

N00109.

Listed in the National Register in 1985 as part of the "Rebuilding St. Georges Hundred, New Castle County, 1850-1880" Multiple Property Nomination.

9. STATE HISTORIC CONTEXT FRAMEWORK (check all appropriate boxes; refer to state management plan(s)):

a) Time period(s)

- ☐ Pre-European Contact
- ☐ Paleo-Indian
- ☐ Archaic
- ☐ Woodland I
- ☐ Woodland II

- ☐ 1600-1750 Contact Period (Native American)
- ☐ 1630-1730 Exploration and Frontier Settlement
- ☐ 1730-1770 Intensified and Durable Occupation
- ☐ 1770-1830 Early Industrialization
- ☒ 1830-1880 Industrialization and Early Urbanization
- ☐ 1880-1940 Urbanization and Early Suburbanization
- ☐ 1940-1960 Suburbanization and Early Ex-urbanization
- ☐ 1960-2000 Deurbanization and Sprawl

b) Geographical zone

- ☐ Piedmont
- ☒ Upper Peninsula
- ☐ Lower Peninsula/Cypress Swamp
- ☐ Coastal
- ☐ Urban (City of Wilmington)

c) Historic period theme(s)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Transportation and Communication |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Settlement Patterns and Demographic Changes |
| <input type="checkbox"/> Trapping/Hunting | <input checked="" type="checkbox"/> Architecture, Engineering and Decorative Arts |
| <input type="checkbox"/> Mining/Quarrying | <input type="checkbox"/> Government |
| <input type="checkbox"/> Fishing/Oystering | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Education |
| <input type="checkbox"/> Retailing/Wholesaling | <input type="checkbox"/> Community Organizations |
| <input type="checkbox"/> Finance | <input type="checkbox"/> Occupational Organizations |
| <input type="checkbox"/> Professional Services | <input type="checkbox"/> Major Families, Individuals and Events |
| <input type="checkbox"/> Other | <input type="checkbox"/> Unknown |



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
MAIN BUILDING FORM

CRS # N00109.01

1. ADDRESS/LOCATION: 1542 Choptank Road
2. FUNCTION(S): historic Single Family Dwelling current Single Family Dwelling
3. YEAR BUILT: 1835 CIRCA?: ☒ ARCHITECT/BUILDER: Unknown
4. STYLE OR FLOOR PLAN: Vernacular Greek Revival
5. INTEGRITY: original site ☒ moved ☐
- | <u>if moved, from where</u> | <u>other location's CRS #</u> | <u>year</u> |
|--|-------------------------------|-------------|
| N/A | N/A | N/A |
| N/A | N/A | N/A |
| <u>list major alterations and additions with years (if known)</u> | | <u>year</u> |
| a. The rear (east) porch was enclosed to create an all-seasons room. | | 1995 |
| b. The front (west) porch features vinyl posts and a concrete floor, which replaced the original wooden porch. | | 1995 |
6. CURRENT CONDITION: excellent ☐ good ☒ fair ☐ poor ☐
7. DESCRIPTION: (Describe the resource as completely as possible. Use N/A for not applicable; leave no blanks.)
- a. Overall shape: L-shaped Stories: Two-and-a-half (2.5)
Additions: The two-and-a-half-story, five-bay front block was added to the original dwelling circa 1850.
- b. Structural system (if known): Frame
- c. Foundation: Materials: Brick
Basement: full ☒ partial ☐ not visible ☐ no basement ☐
- d. Exterior walls (original if visible & any subsequent coverings): Vinyl Siding (white)
- e. Roof: shape: Shallow hip (front block); Low-pitched gable with the ridge perpendicular to Choptank Road (rear block)
Materials: Asphalt Shingle
Cornice: Plain, Boxed, Vinyl
Dormers: N/A
Chimney: Location(s): A brick interior chimney is located at each end (north and south) of the front block. A brick interior chimney is located on the east end of the rear ell.
8. DESCRIPTION OF ELEVATIONS:
- a. Facade: Direction: W
1) Bays: Five (5)
2) Windows:
Fenestration: Regular
Type: (9) 6/6 DHS, original wooden windows behind aluminum storm windows on exterior; (5) 3/3 DHS wooden and aluminum in frieze band
Trim: Plain, Flat, Aluminum surround
Shutters: Vinyl Louvered

Facade (cont'd):

- 3) **Door(s): One (1)**
 Location: Center Bay
 Type: Single-leaf, 4/2 recessed panel wooden door with 5-light transom above
 Trim: 3 light/1 panel sidelights; plain, flat, aluminum surround
- 4) **Porch(es):** A one-story, three-bay, vernacular Greek Revival porch, with replacement vinyl square posts, is located on the façade. Two poured concrete steps lead to the poured concrete porch floor.
- b. **Side: Direction: N**
 - 1) **Bays: Five (5)**
 - 2) **Windows:**
 Fenestration: Irregular
 Type: (6) 6/6 DHS modern aluminum; (1) 1/1 DHS modern vinyl; (2) 3/3 DHS modern vinyl in frieze band; The original windows are still present on the 2nd floor and in the frieze band, however, the exterior surround of the windows has been replaced with aluminum and vinyl.
 Trim: Plain, Flat, Aluminum surround
 Shutters: Vinyl Louvered
 - 3) **Door(s): 0**
 Location: N/A
 Type: N/A
 Trim: N/A
 - 4) **Porch(es): N/A**
- c. **Side: Direction: S**
 - 1) **Bays: Four (4)**
 - 2) **Windows:**
 Fenestration: Regular
 Type: (6) 6/6 DHS aluminum; (2) 3/3 DHS aluminum in frieze band
 Trim: Plain, Flat, Aluminum surround
 Shutters: Vinyl Louvered
 - 3) **Door(s): Four (4)**
 Location: Three bays of south elevation of rear (east) enclosed porch. Bulkhead is located underneath east bay of front block.
 Type: (2) sets of modern sliding glass doors; (1) single-leaf modern storm door; (1) metal bulkhead
 Trim: N/A
 - 4) **Porch(es): N/A**
- d. **Rear: Direction: E**
 - 1) **Bays: Seven (7)**
 - 2) **Windows:**
 Fenestration: Irregular
 Type: (5) 6/6 DHS aluminum; (2) 2/2 DHS vertical aluminum at intersection of rear and front blocks; (2) 1/1 DHS aluminum (rear block); (3) 3/3 DHS aluminum in frieze band
 Trim: Plain, Flat, Aluminum surround
 Shutters: Vinyl Louvered
 - 3) **Door(s): One (1)**
 Location: North bay of front block
 Type: Details of original entry are not accessible due to the addition of the enclosed porch.
 Trim: Not accessible.
 - 4) **Porch(es):** The rear (east) enclosed porch contains three (3) sets of modern sliding glass doors, (1) set of paired 1/1 DHS vinyl windows, and (1) single-leaf, 1/1 light, aluminum storm door.

9. **INTERIOR:** Not accessible

- 10. **LANDSCAPING:** Mature walnut, pine, and holly trees are located throughout the property. A modern in-ground pool is situated off of the southeast corner of the dwelling.
- 11. **OTHER COMMENTS:** Most of the outbuildings (horse barn, granary, chicken house, and equipment shed) are no longer extant. However, the property still retains a small barn and milkhouse.

USE BLACK INK ONLY



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
SECONDARY BUILDING FORM

CRS # N00109.02

1. ADDRESS/LOCATION: 1542 Choptank Road
2. FUNCTION(S): historic Cow Barn current Storage
3. YEAR BUILT: 1900 CIRCA?: ☒ ARCHITECT/BUILDER: Unknown
4. STYLE/FLOOR PLAN: Rectangular, Regular
5. INTEGRITY: original site ☒ moved ☐
- | <u>If moved, from where</u> | <u>original location's CRS #</u> | <u>year</u> |
|--|----------------------------------|----------------|
| <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>list major alterations and additions with years (if known)</u> | | <u>year</u> |
| <u>a. An addition of equal size was made to the north elevation of the original block. The addition has a concrete block foundation.</u> | | <u>c. 1930</u> |
| <u>b. An equipment shed addition was added to the northeast corner of the barn.</u> | | <u>c. 1960</u> |
6. CURRENT CONDITION: excellent ☐ good ☒ fair ☐ poor ☐
7. DESCRIPTION:
- a. Structural system: Timber frame
- b. Number of stories: Two-and-a-half (2.5)
- c. Wall coverings: Vertical wooden boards (approximately 6" wide), painted red
- d. Foundation: Poured concrete at original block. Concrete block at the addition
- e. Roof: Medium-pitched gable with ridge parallel to Choptank Road
Structural system: Wood frame
Coverings: Corrugated metal, unpainted
Openings: N/A
8. DESCRIPTION OF ELEVATIONS:
- a. Facade: Direction: S
- 1) Bays: Three (3)
- 2) Windows: (2) 1-light, wood sash, hinged at the bottom
- 3) Door(s): 1st story: (1) pedestrian door; vertical wooden boards with metal hinges at east end; 2nd story: (1) wooden door hinged at the bottom
- 4) Other: A hay hood with original track is still present on this elevation. The south elevation of the equipment shed addition contains four (4) open bays and one (1) enclosed bay that rests on a concrete block foundation and contains a single one-light window.

- b. Side: Direction: W
 - 1) Bays: Eleven (11)
 - 2) Windows: (7) one-light, wooden sash, hinged at the bottom
 - 3) Door(s): (4) vertical board, Dutch doors, painted red
 - 4) Other: Exposed eaves. Wire-mesh enclosed pen for dogs is located at the northwest corner of barn.
- c. Side: Direction: E
 - 1) Bays: Nine (9)
 - 2) Windows: (4) one-light, wooden sash, hinged at the bottom
 - 3) Door(s): 1st Floor: (5) vertical board, Dutch doors, painted red; 2nd floor: (2) vertical board doors; painted red
 - 4) Other: The east elevation of the one-story equipment shed addition contains (2) one-light, rectilinear, wooden windows.
- d. Rear: Direction: N
 - 1) Bays: Two (2)
 - 2) Windows: (2) one-light, wooden sash, hinged at bottom
 - 3) Door(s): (4) vertical board, Dutch Doors, painted red
 - 4) Other: No openings in equipment shed addition.

9. INTERIOR (if accessible):

a) Floor plan: Poured concrete floor with trough.

b) Partition/walls: Metal stanchions remain.

c) Finishes: White paint at walls and ceiling.

d) Furnishings/machinery: None visible.



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
SECONDARY BUILDING FORM

CRS # N00109.03

1. ADDRESS/LOCATION: 1542 Choptank Road
2. FUNCTION(S): historic Milkhouse current Tool shed
3. YEAR BUILT: 1900 CIRCA?: ☒ ARCHITECT/BUILDER: Unknown
4. STYLE/FLOOR PLAN: Regular, Rectangular

5. INTEGRITY: original site ☒ moved ☐

if moved, from where

N/A

original location's CRS #

N/A

year

N/A

N/A

N/A

N/A

list major alterations and additions with years (if known)

year

a. N/A

N/A

b. N/A

N/A

6. CURRENT CONDITION: excellent ☒ good ☐ fair ☐ poor ☐

7. DESCRIPTION:

a. Structural system: Frame

b. Number of stories: One (1)

c. Wall coverings: Wooden clapboards, painted white with green corner boards.

d. Foundation: Poured concrete foundation walls, approximately 12 inches from the ground.

e. Roof: Moderately-pitched gable roof with the ridge parallel to Choptank Road

Structural system: Wood frame

Coverings: Corrugated metal panel

Openings: N/A

8. DESCRIPTION OF ELEVATIONS:

a. Facade: direction: N

1) Bays: One (1)

2) Windows: (1) louvered vent at gable

3) Door(s): (1) vertical, grooved wooden boards, painted green with metal hinges

4) Other: Concrete stoop

- b. Side: Direction: E
 - 1) Bays: One (1)
 - 2) Windows: (1) one-light wooden, hinged at the bottom
 - 3) Door(s): 0
 - 4) Other: Exposed eaves; water spigot adjacent to east elevation

- c. Side: Direction: W
 - 1) Bays: One (1)
 - 2) Windows: (1) one-light wooden, hinged at bottom
 - 3) Door(s): 0
 - 4) Other: Exposed eaves

- d. Rear: Direction: S
 - 1) Bays: One (1)
 - 2) Windows: 1st story: (1) one-light, wooden, hinged at bottom; 2nd story: (1) louvered vent at gable
 - 3) Door(s): 0
 - 4) Other: N/A

9. INTERIOR (if accessible):

a) Floor plan: Not accessible.

b) Partition/walls: Not accessible.

c) Finishes: Not accessible.

d) Furnishings/machinery: Not accessible.



**CULTURAL RESOURCE SURVEY
MAP FORM**

**DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901**

CRS#: N00109

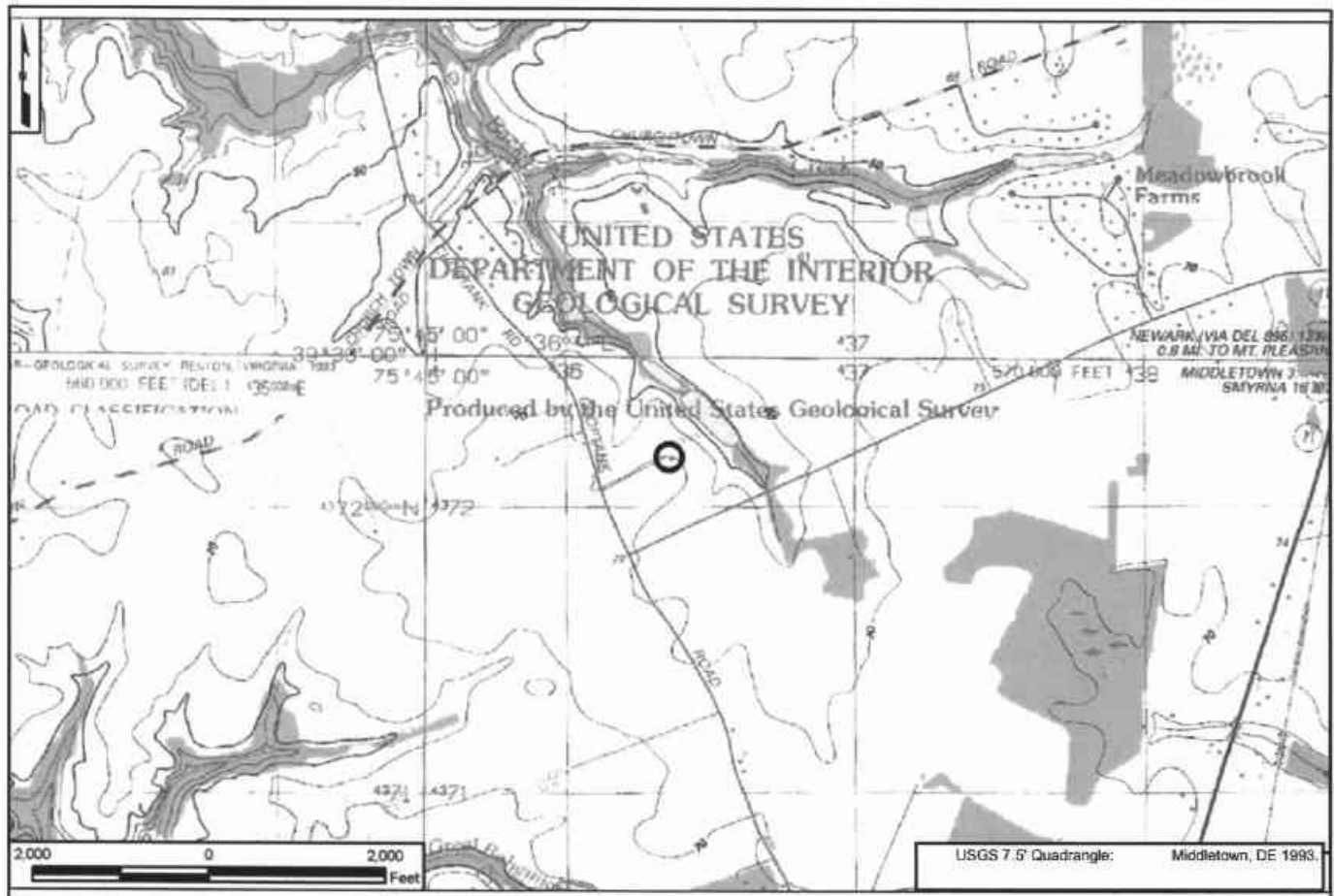
1. ADDRESS/LOCATION: 1542 Choptank Rd

2. NOT FOR PUBLICATION:

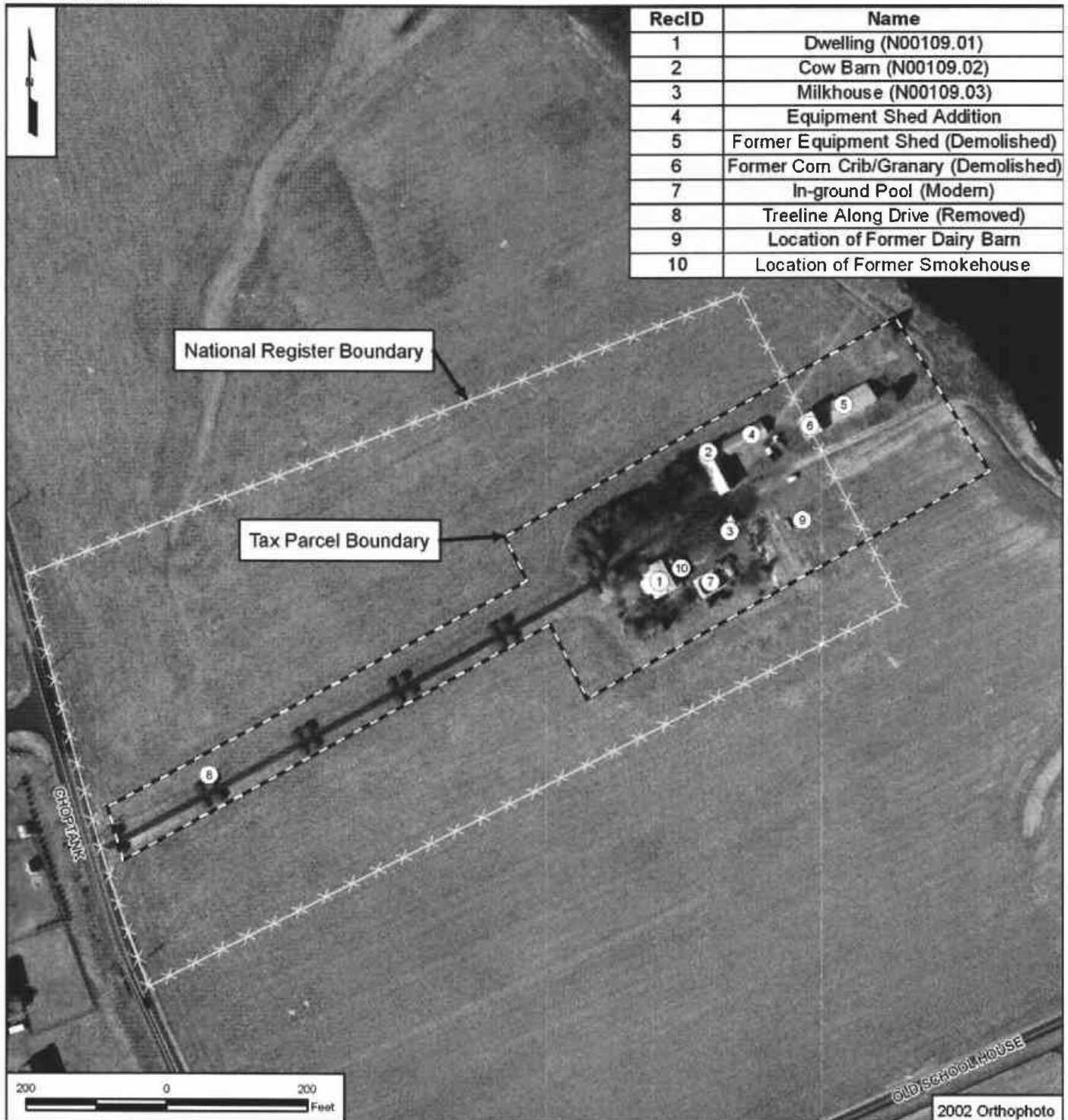
3. LOCATION MAP:

Indicate position of resource in relation to geographical landmarks such as streams and crossroads.

(attach section of USGS quad map with location marked or draw location map)



4. SITE PLAN:



CRS No. N00112

Address: 840 Middletown-Warwick Road

Name: Summerton, John P. Cochran Farm

Tax Parcel: 2306500002

Date of Construction/Major Alterations: ca. 1855; ca. 1880; ca. 1950

Time Period: 1830-1880±, Industrialization and Early Urbanization; 1880-1940±, Urbanization and Early Suburbanization; 1940-1960±, Suburbanization and Early Ex-urbanization

Geographic Zone: Upper Peninsula

Historic Period Theme(s): Agriculture; Architecture, Engineering, Decorative Arts (Residential Architecture)

Description

Overlooking U.S. 301 from the east side sits Summerton, the name shown on the 1868 Beers Atlas. Open vistas and cultivated land surround the property, which exhibits the remains of a carefully landscaped front yard. This 5.65-acre property contains a *circa*-1855, two-and-a-half story, five-bay, brick dwelling, with an original two-and-a-half story, five-bay service ell extending east from the northeast corner of the main block. A *circa*-1950, one-story, one-bay brick addition is located in the corner formed by the conjoining of the ell and main block. The farm lane passes the dwelling to the north and provides access to the property's agricultural outbuildings located to the east of the dwelling. A post-1962, one-story frame office/garage sits adjacent to the dwelling. Farther east of the dwelling stands a *circa*-1880, frame corncrib/granary in poor condition. A *circa*-1880, one-story, frame equipment shed, which contains a one-story shed roof addition off of the south elevation, stands to the east of the corncrib/granary, also in poor condition. A frame, gable-roof, four-bay barn and an implement shed, both of which were once located on the north side of the farm lane, are no longer extant. The surrounding lands are currently rented to area farmers, have been legally subdivided, and are slated for development. The recent subdivision explains the irregular shape of the current tax parcel on which Summerton is located.

Historical Narrative

Summerton was one of four farm complexes commissioned by John P. Cochran for his sons. Prior to the Cochran ownership, the property belonged to a "T.S. Naudain," as shown in the 1849 atlas compiled by Rea and Price. These properties included the commission of all new dwellings with attendant domestic and agricultural groupings.

In March of 1856, Dr. Thomas Naudain and his wife, Lydia, sold 194 acres of their original 220 acres to John Cochran for \$12,610 (New Castle County Deed Book V6:253). This very high selling price suggests that the brick dwelling was either completed or very near completion at the time of the sale. However, tax records for Thomas Naudain in 1837, 1849, and 1852-53, prior to this sale, do not list a brick dwelling, although a log dwelling is listed for Naudain for 1837 and a frame dwelling for 1849 and 1852-53. It is possible that the extant brick dwelling replaced an earlier log/frame structure in the mid 1850s or that an earlier structure was incorporated into the existing dwelling. The high price could also reflect the inflationary trend in land prices during 1856. Land prices in Saint Georges Hundred rose markedly during that year as a result of the extension of the Delaware Railroad in the area and the ensuing peach boom. According to Scharf, John Cochran eagerly participated in the peach boom by planting 10,000 peach trees in 1856 alone on his estate one mile west of Middletown (Scharf 1888:433-444). Unfortunately,

Summerton was not listed in the 1860 agricultural census schedules for St. Georges Hundred, suggesting that Cochran leased his farm to a tenant. Tax records from 1861 indicate that John P. Cochran owned numerous farms, including a 197-acre parcel that contained a brick dwelling and frame outbuildings. At that time, this parcel was valued at \$10,835, close to the price that Cochran paid for the farm in 1856. Cochran appears as the owner of Summerton in the 1868 Beers atlas, the 1881 Hopkins atlas, and the 1893 Baist map.

John Cochran, who served as Delaware's governor from 1875 to 1879, ran a successful farm. The 1870 agricultural census indicates that he worked 200 acres of improved land. The farm was geared towards mixed farming, although his main farm income was from orchard production. Cochran's orchard production was four times higher than the average for Saint Georges Hundred. He also had a greater number of horses and pigs than the Hundred's average. Cochran cultivated wheat, Indian corn, and Irish potatoes, and he also produced butter and meat. These were all common farm products for the time. Cochran earned over 80 percent more for his slaughtered animals than did the average farmer in the hundred. Overall, the total value of Cochran's farm production was over 50 percent higher than the hundred's average, clearly illustrating a prosperous farm operation.

John Cochran died in 1894, leaving the farm to his daughter, Eliza Green. Eliza Green died in 1924, leaving the farm in the trust of her son, William Green (New Castle County Will Book P5:172). An examination of aerial mapping of the farm from 1932 shows the dwelling facing Middletown Warwick Road and a tree-lined driveway leading back to the former barn, corncrib/granary, and equipment shed. The 1962 aerials present much the same appearance except for the addition of another driveway paralleling the first, leading to the west elevation of the barn. Upon William Green's passing, his wife, Ruth I. Green, William's trustee, sold two parcels of land (154 and 44.5 acres respectively) in 1953 to John H. and Rose Elizabeth Filasky of Long Island, New York, for \$45,000 (New Castle County Deed Book I52:69). In 1960, John and Rose Elizabeth Filasky, still then residing in Long Island, New York, sold to Raymond and Elizabeth Ann Filasky the same two tracts for \$44,000 (New Castle County Deed Book I52:69). Raymond Filasky and Elizabeth Ann, his wife, sold the two tracts to Northtowne, Inc. for \$260,000 in 1971 (New Castle County Deed Book L85:312).

In 1973, Northtowne, Inc. sold the two parcels to Middletown Properties, LLP: one measuring 149.5 acres (Parcel No. 1) and a second measuring 42.67 acres (Parcel No. 2) for \$10.00 (New Castle County Deed Book N87: 911). Middletown Properties, LLP, sold to Prinz Von Croy three separate parcels of land in 1977 for \$451,670, who, nine years later, sold two of the parcels to Stephan Prinz Von Croy for \$444,000 (New Castle County Deed Book K98: 52). In 2003, Stephan Von Croy sold 5.47 acres of his property to the present owners, VCII VENTURES, LLC, a land developing company, for \$10.00 (New Castle Instrument 200303260037620).

National Register Evaluation

The John P. Cochran House or Summerton is recommended eligible under Criterion C as a well-preserved and typical example of a mid-nineteenth-century high style dwelling that was erected and/or rebuilt by a prosperous farmer in St. Georges Hundred. The use of brick as a construction material and the size of the structure are indicative of the prosperity of the owner. The dwelling also exhibits a mix of details typical of a number of architectural styles: Late Federal (dormers), Italianate (brackets), and Greek Revival (porches and door surround). The mixing of architectural features was common to high style dwellings on prosperous farms of this area.

In addition to retaining the architectural features common to high style dwellings of the period, the dwelling at Summerton retains sufficient integrity to be considered individually eligible. The modern, one-story brick addition and modern porch on the east elevation of the rear ell do not significantly compromise integrity of design, as the dwelling retains its historic massing, fenestration pattern, and roofline with end chimneys and dormers. Although Summerton has some replacement windows and later roof cladding, these changes do not significantly detract from the overall integrity of materials which remain evident in its historic masonry exterior walls, windows and doors, brick chimneys, and porches. Integrity of workmanship is visible in the brickwork located on each elevation of the main dwelling and in the woodwork of the brackets at the roofline and paneling of the porch posts. Summerton also retains its agricultural setting as cultivated fields still surround the property and are separated from the dwelling by a few large maple and pine trees. The loss of the barn and decline of the outbuildings has compromised the more immediate setting of the dwelling as part of a planned farm complex. The addition of the mid-twentieth-century garage and the appearance of the modern additions on the main dwelling do not infringe upon the overall feel of Summerton as a mid-nineteenth-century dwelling as they are small in size and scale and are clearly differentiated from the main dwelling. Finally, the dwelling retains integrity of location, located on a rise overlooking the historic Middletown-Warwick Road (U.S. 301).

While research revealed that Summerton was part of an above-average farming operation in the nineteenth century, the farm complex does not retain sufficient integrity from the period of active agricultural use to be considered individually eligible. Based on the *U.S. 301 Historic Context and Reconnaissance Survey Report*, an eligible farm should possess specific features (house, barn, two outbuildings, small scale features, plan, feeling of a farm complex, and circulation network) as well as integrity from the period of agricultural significance. The farm complex at Summerton is located amidst agricultural fields, retaining integrity of setting. The farm complex also retains its historic farm lane, two outbuildings, and a dwelling, which are located in their original location. However, the loss of the historic barn and implement sheds, original farm plan, and the deterioration of the two extant outbuildings detract from integrity of design, feeling, materials, and association of the overall complex.

The most prominent of the Summerton agricultural outbuildings was a *circa*-1850 barn with an attached implement shed, which was located across from the granary/corncrib and equipment shed. The removal of the barn from the complex significantly altered the former court plan of buildings centered along the farm lane resulting in a loss of integrity of design and feeling. Also, the barn, which served a variety of purposes (sheltering of animals, grains, hay, and other farm products), was reflective of the diversity of agricultural practices that were conducted here in the

nineteenth and twentieth centuries; the complex's integrity of association with the agrarian past is compromised by the loss of the barn. As noted in the context report, in addition to a dwelling and barn, at least two agricultural or domestic outbuilding(s) and/or structure(s) exclusive of the main barn or dwelling must exist that retain significant integrity of materials and design to convey the types of farming conducted on the property. The corncrib/granary and equipment shed are in a state of disrepair and have lost the implement shed that once connected the two structures, resulting in some loss of integrity of materials and design to these two structures. Additionally, the corncrib/granary no longer reflects its historic design as the louvered corn bins and grain bins were removed on the interior during the conversion of the structure to a maintenance garage sometime prior to the documentation of the property in 1985.

Summerton is recommended not eligible under Criterion B. While Summerton was one of four prominent farmsteads erected by John P. Cochran, it does not appear to be the property that best represents the contributions of John P. Cochran, the former Governor of Delaware, or the Cochran family. Nearby Cochran Grange, located to the north, has remained under ownership of members of the Cochran family since the time of its construction in the mid-nineteenth century and was the home of John P. Cochran. Thus, Cochran Grange can be considered to have better association with the Cochran family and John P. Cochran than Summerton, a former tenant farm of John P. Cochran.

Summerton is recommended not eligible under Criterion D (potential to yield information). Eligibility of above-ground resources under Criterion D is rare; to be eligible under Criterion D, a building must possess the potential to yield information on practices or methods of construction. Summerton is built of brick, a somewhat uncommon but not rare construction technique and does not appear to have the potential to be an important source of information. It is possible that the two extant outbuildings, the corncrib/granary and equipment shed, may yield information on timber framing techniques of the late nineteenth century; these buildings should be examined if they require removal. As no archaeological testing has been conducted on the Summerton property, the property's archaeological potential cannot be assessed at this time.

National Register Boundary

The existing tax parcel, New Castle County Number 2306500002, measuring 5.65 acres in size, will serve as the National Register boundary for Summerton. The tax parcel includes the dwelling, associated outbuildings, and sufficient yard space to provide a setting. This boundary was prepared in accordance with the guidelines set forth in the National Register Bulletin: *Defining Boundaries for National Register Properties* (National Park Service 1997).



N00112. Photograph 1: West and south elevations of main dwelling looking northeast. Note retention of original architectural style, construction materials, fenestration pattern, and workmanship.



N00112. Photograph 2: West and north elevations of main dwelling looking southeast. Note continuity between the main block and the original rear service ell.



N00112. Photograph 3: East elevation of main dwelling looking west. Note continuity between the main block and the original rear service ell as well as the clear delineation between original and modern features.

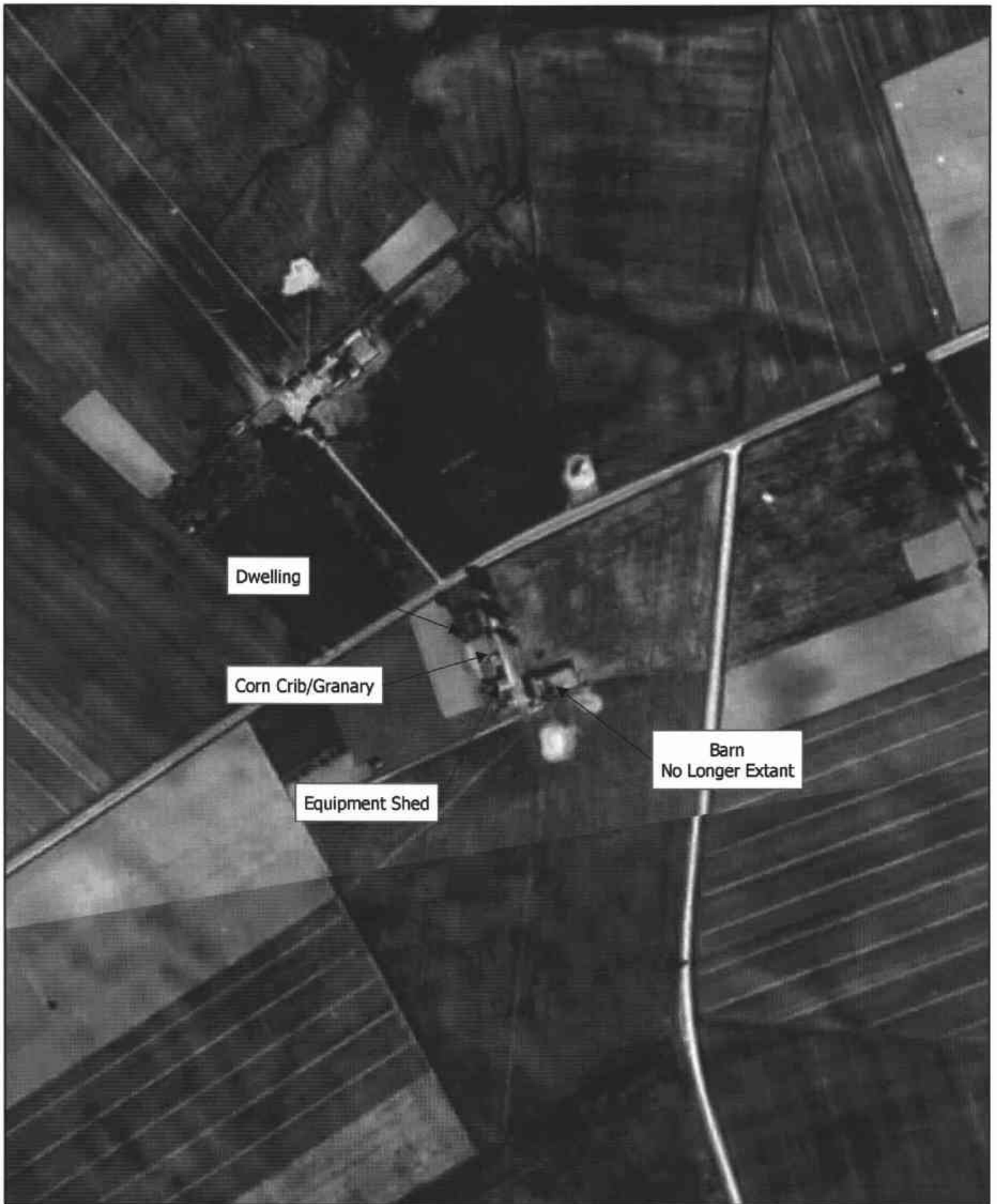


N00112. Photograph 4: East and south elevations of corncrib/granary to northwest. Note the dilapidation of the structure.

CRS No. N00112



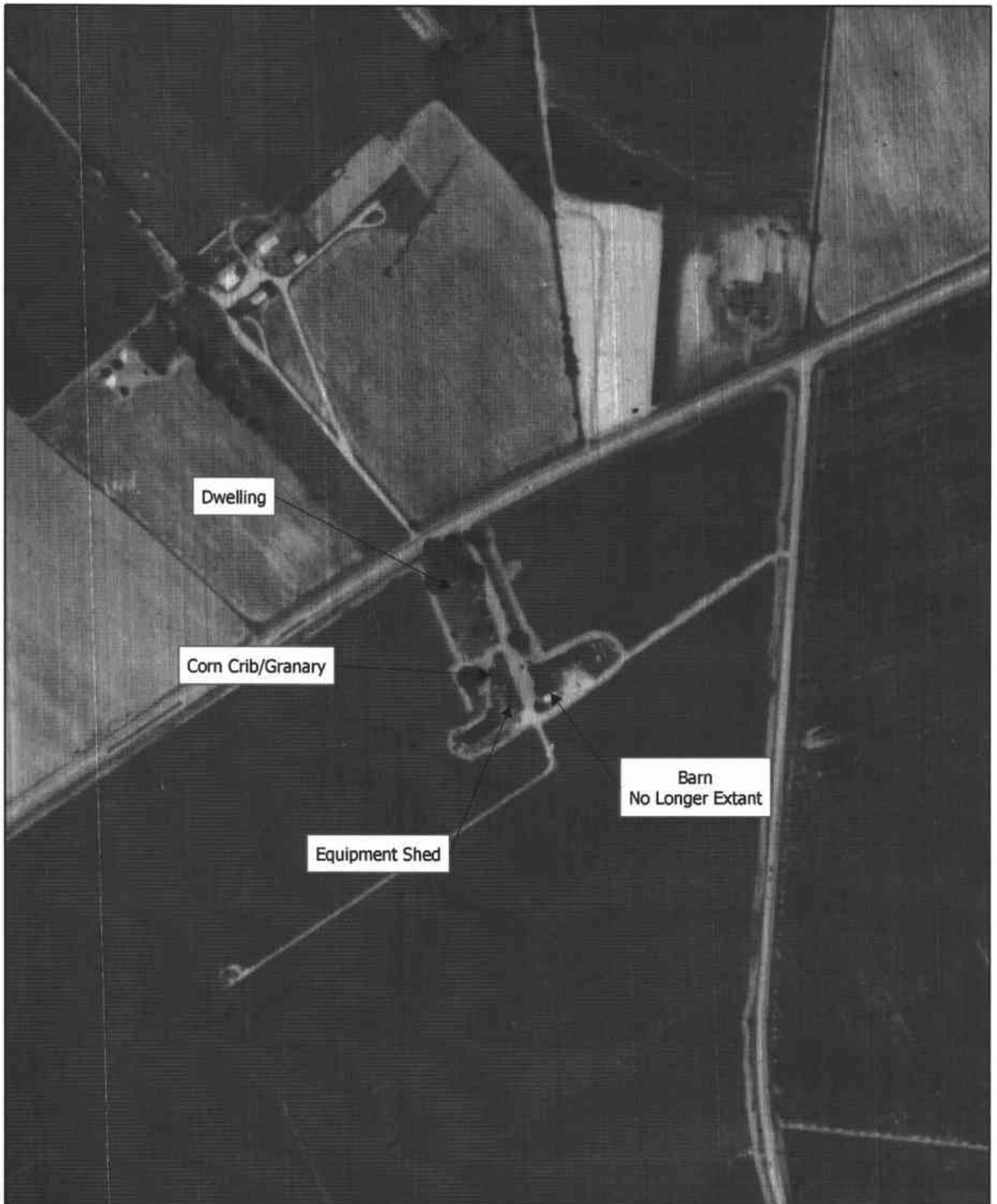
N00112. Photograph 5: North and west elevations of equipment shed/corncrib looking southeast. Note the dilapidation of the structure.



400 0 400
Feet

U.S. 301 Project Development
1932 Aerial
Summerton Farm - CRS No. N00112





300 0 300
Feet

U.S. 301 Project Development
1962 Aerial
Summerton Farm - CRS No. N00112





DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CRS

N00112.

CULTURAL RESOURCE SURVEY
SURVEY UPDATE FORM

1. HISTORIC NAME/FUNCTION: Summerton; John Cochran House
2. ADDRESS/LOCATION: 840 Middletown Warwick
3. CURRENT CONDITION: excellent ☒ good ☐ fair ☐ poor ☐ demolished ☐
4. INTEGRITY: Dwelling has reconstruction at rear ell and some replacement windows. Outbuildings are in a state of decline due to neglect. Barn has been removed.
5. SETTING INTEGRITY: Property is located amidst agricultural fields nearly adjacent to Middletown Warwick Rd.

6. FORMS ADDED:

#:	Form:	List Property Types:
1	CRS02	Dwelling
2	CRS03	Corncrib/Granary, Equipment Shed
1	CRS09	N/A

7. SURVEYOR INFORMATION:

Surveyor Name: Emma K. Young / Architectural Historian

Principal Investigator Name: Barbara Copp / Sr. Architectural Historian

Principal Investigator Signature: *Barbara M. Copp*

Organization: A.D. Marble & Company Date: 8/24/2005

8. OTHER NOTES OR OBSERVATIONS:

CRS#

N00112.

9. STATE HISTORIC CONTEXT FRAMEWORK (check all appropriate boxes; refer to state management plan(s)):

a) Time period(s)

☐ Pre-European Contact

☐ Paleo-Indian

☐ Archaic

☐ Woodland I

☐ Woodland II

☐ 1600-1750 Contact Period (Native American)

☐ 1630-1730 Exploration and Frontier Settlement

☐ 1730-1770 Intensified and Durable Occupation

☐ 1770-1830 Early Industrialization

☒ 1830-1880 Industrialization and Early Urbanization

☐ 1880-1940 Urbanization and Early Suburbanization

☐ 1940-1960 Suburbanization and Early Ex-urbanization

☐ 1960-2000 Deurbanization and Sprawl

b) Geographical zone

☐ Piedmont

☒ Upper Peninsula

☐ Lower Peninsula/Cypress Swamp

☐ Coastal

☐ Urban (City of Wilmington)

c) Historic period theme(s)

☒ Agriculture

☐ Forestry

☐ Trapping/Hunting

☐ Mining/Quarrying

☐ Fishing/Oystering

☐ Manufacturing

☐ Retailing/Wholesaling

☐ Finance

☐ Professional Services

☐ Other

☐ Transportation and Communication

☐ Settlement Patterns and Demographic Changes

☒ Architecture, Engineering and Decorative Arts

☐ Government

☐ Religion

☐ Education

☐ Community Organizations

☐ Occupational Organizations

☐ Major Families, Individuals and Events

☐ Unknown



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
MAIN BUILDING FORM

CRS # N00112.01

1. ADDRESS/LOCATION: 840 Middletown Warwick Road
2. FUNCTION(S): historic Dwelling current Commercial
3. YEAR BUILT: 1855 CIRCA?: ☒ ARCHITECT/BUILDER: Unknown
4. STYLE OR FLOOR PLAN: Center hall/rear ell

5. INTEGRITY: original site ☒ moved ☐

if moved, from where

N/A

other location's CRS #

N/A

year

N/A

N/A

N/A

N/A

list major alterations and additions with years (if known)

year

a. Rear ell, S elevation, has been altered, changes in brick

unk.

b. 1-story shed roof addition to SE corner of intersection of rear ell & main block

unk.

c. 1-story shed addition to sheltering entrance & brick patio to E elevation of rear ell

unk.

6. CURRENT CONDITION: excellent ☒ good ☐ fair ☐ poor ☐

7. DESCRIPTION: (Describe the resource as completely as possible. Use N/A for not applicable; leave no blanks.)

a. Overall shape: Rectangular with rear ell
Additions: Shed roof additions

Stories: Two-and-a-half (2.5)

b. Structural system (if known): Brick

c. Foundation: materials: Brick

basement: full ☒ partial ☐ not visible ☐ no basement ☐

d. Exterior walls (original if visible & any subsequent coverings): Brick

e. Roof: shape: Side gable

materials: Composite shingles

cornice: Boxed with brackets

dormers: 3, gable front (classical trim and side walls are clad in synthetic siding)

chimney: location(s): Brick, interior end chimneys with carbelling

8. DESCRIPTION OF ELEVATIONS:

a. Facade: Direction: W

1) Bays Five (5)

2) Windows 4, 1st; 5, 2nd

fenestration Regular

type 9/9 DHS, vinyl

trim Wood

shutters Vinyl, paneled

Facade (cont'd)

- 3) **Door(s)** 1
 location Central
 type Wood panel with arches
 trim Transom and sidelights with panel below
- 4) **Porch(es)** 1-story hip roof porch shelters three central bays and is supported by paneled squares tapered wood columns that rest on a concrete base
- b. **Side: Direction: S**
- 1) **Bays** Five (5)
- 2) **Windows** 3, 1st; 5, 2nd
 fenestration Regular
 type Attic of main block: 8-light fixed sash; paired window at addition; tripartite at rear ell
 trim Wood (not pegged)
 shutters N/A - missing on rear ell; shutter dogs remain
- 3) **Door(s)** 1
 location Center bay of rear ell
 type Paneled wood
 trim Transom covered by wood panel
- 4) **Porch(es)** N/A
- c. **Side: Direction: N**
- 1) **Bays** Five (5)
- 2) **Windows**
 fenestration Irregular
 type 6/6 light DHS on rear ell & dormers; modern vertical tripartite single light window on 1st floor, eastern-most bay; 9/9 light, DHS on main block; attic of main block: 8-light fixed sash
 trim Plain wooden surrounds
 shutters 1/1 panel, vinyl
- 3) **Door(s)** 1
 location Center bay
 type Transom & sidelights with wooden panel below
 trim Sidelights; plain wooden surround
- 4) **Porch(es)** 1-story, 1-bay, Greek Period porch with 4 plain posts/columns
- d. **Rear: Direction: E**
- 1) **Bays** 3 on main block, 2 on rear ell
- 2) **Windows**
 fenestration Irregular
 type Main block: 6/6 light, DHS; enclosed addition: 6-light, fixed, double window; attic of ell: 8-light, fixed
 trim Plain wooden surround & sill
 shutters None
- 3) **Door(s)**
 location Northern bay of modern brick addition; northern bay of rear ell block
 type 9 light over 2 vertical panels (modern); 1 light over cross panelling (modern)
 Trim Vinyl surround with brick door sills (modern)
- 4) **Porch(es)** Modern porch: 2 bays, 1 story on rear ell; shed roof slopes downward from W to E; vertical vinyl siding with plain square wooden posts

9. **INTERIOR:** Now used as offices for a developer.

10. **LANDSCAPING:** Small residential plantings at front, some large trees (some possibly original) around outbuildings

11. **OTHER COMMENTS:** Remnants of farm lane stretching from north of main dwelling – accessing to the east to equipment shed



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
SECONDARY BUILDING FORM

CRS # N00112.02

1. ADDRESS/LOCATION: 840 Middletown Warwick Road
2. FUNCTION(S): historic Corn crib/granary current Workshop/vacant
3. YEAR BUILT: 1880 CIRCA?: ☒ ARCHITECT/BUILDER: Unknown
4. STYLE/FLOOR PLAN: Rectangular, regular
5. INTEGRITY: original site ☒ moved
- | <u>if moved, from where</u> | <u>original location's CRS #</u> | <u>year</u> |
|---|----------------------------------|-------------|
| <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>list major alterations and additions with years (if known)</u> | | <u>year</u> |
| <u>a. N/A</u> | | <u>N/A</u> |
| <u>b. N/A</u> | | <u>N/A</u> |
6. CURRENT CONDITION: excellent good fair ☒ poor
7. DESCRIPTION:
- a. Structural system Frame
- b. Number of stories Two (2)
- c. Wall coverings vertical batten board with traces of red paint; corrugated metal on 1st story on East & West elevations
- d. Foundation none
- e. Roof
- structural system high-pitched, side gable
- coverings corrugated metal with plain boxed lornice
- openings N/A
8. DESCRIPTION OF ELEVATIONS:
- a. Facade: direction: North
- 1) bays: Two (2)
- 2) windows: (2): 2x2 square window with evidence for 2/2 light, fixed (1): 2nd story 2X2 square opening - no lights remain
- 3) door(s): double sliding solid batten board and plyboard covering
- 4) other: evidence exists for 2nd story granary door (since boarded over with vertical batten boards)

b. Side: direction: West

- 1) bays: One (1)
- 2) windows: tripartite window on 1st floor contains 3, 3/3 light, fixed windows with plain wooden surround and sill; 2nd story contains 2x2 square window now covered over with plyboard
- 3) door(s): 0
- 4) other: N/A

c. Side: direction: East

- 1) bays: Two (2)
- 2) windows: southern bay: modern double single light fixed windows "center" bay: double 2/2 light fixed windows with plain wooden trim and surround 2nd floor: opening now sealed by horizontal batten boards
- 3) door(s): 0
- 4) other: this elevation is in great disrepair so that elevation details are hard to distinguish.

d. Rear: direction: South

- 1) bays: Two (2)
- 2) windows: 0
- 3) door(s): 0
- 4) other: elevation openings have been greatly modified so that details/description are not available

9. INTERIOR (if accessible):

a) Floor plan Not accessible

b) Partition/walls Not accessible

c) Finishes Not accessible

d) Furnishings/machinery Not accessible



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CULTURAL RESOURCE SURVEY
SECONDARY BUILDING FORM

CRS # N00112.03

1. ADDRESS/LOCATION: 840 Middletown Warwick Road
2. FUNCTION(S): historic Equipment shed/corn crib current Vacant
3. YEAR BUILT: 1880 CIRCA?: ☒ ARCHITECT/BUILDER: Unknown
4. STYLE/FLOOR PLAN: Unknown
5. INTEGRITY: original site ☒ moved
- | <u>if moved, from where</u> | <u>original location's CRS #</u> | <u>year</u> |
|---|----------------------------------|-------------|
| <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>N/A</u> | <u>N/A</u> | <u>N/A</u> |
| <u>list major alterations and additions with years (if known)</u> | | <u>year</u> |
| | | <u>ca.</u> |
| <u>a. shed addition off southern elevation</u> | | <u>1930</u> |
| <u>b. N/A</u> | | <u>N/A</u> |
6. CURRENT CONDITION: excellent good fair poor ☒
7. DESCRIPTION:
- a. Structural system Frame
- b. Number of stories One-and-a-half (1.5)
- c. Wall coverings batten board (vertical) with traces of red paint; corrugated metal on east and south elevations
- d. Foundation none visible
- e. Roof
- structural system high-pitched, side gable; shed roof addition slopes from north to south
- coverings standing seam metal
- openings N/A
8. DESCRIPTION OF ELEVATIONS:
- a. Facade: direction: N
- 1) bays: One (1)
- 2) windows: 0
- 3) door(s): double barn doors with hinges still visible comprised of vertical batten boards
- 4) other: none

- b. Side: direction: E
- 1) bays: 0
 - 2) windows: 0
 - 3) door(s): 0
 - 4) other: elevation is completely covered by corrugated metal

- c. Side: direction: W
- 1) bays: 0
 - 2) windows: 0
 - 3) door(s): 0
 - 4) other: details not visible due to extreme disrepair

- d. Rear: direction: S
- 1) bays: not accessible
 - 2) windows: not accessible
 - 3) door(s): not accessible
 - 4) other: not accessible

9. INTERIOR (if accessible):

a) Floor plan Not accessible

b) Partition/walls Not accessible

c) Finishes Not accessible

d) Furnishings/machinery Not accessible



**CULTURAL RESOURCE SURVEY
MAP FORM**

**DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901**

CRS#: N00112.

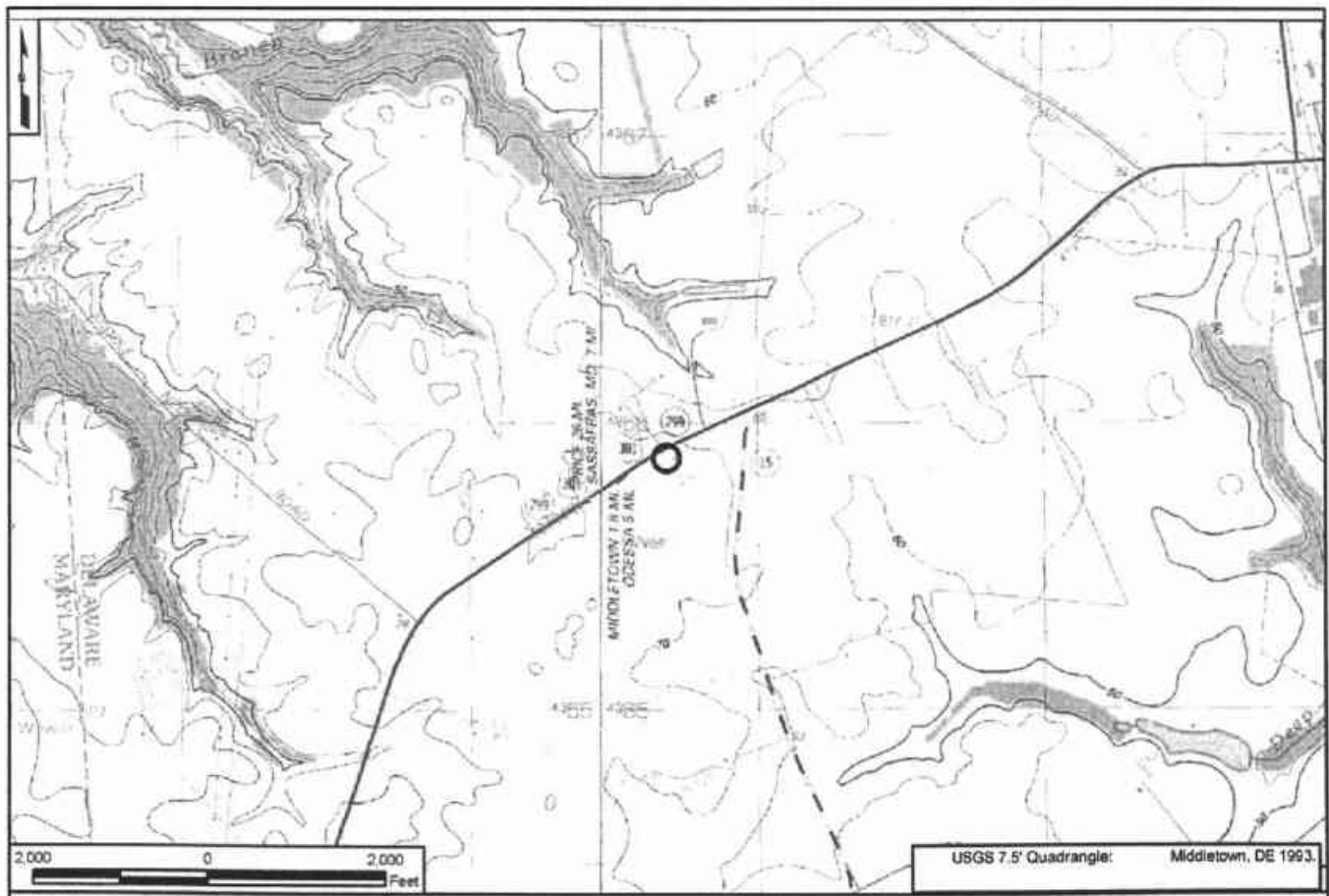
1. ADDRESS/LOCATION: 840 Middletown Warwick

2. NOT FOR PUBLICATION:

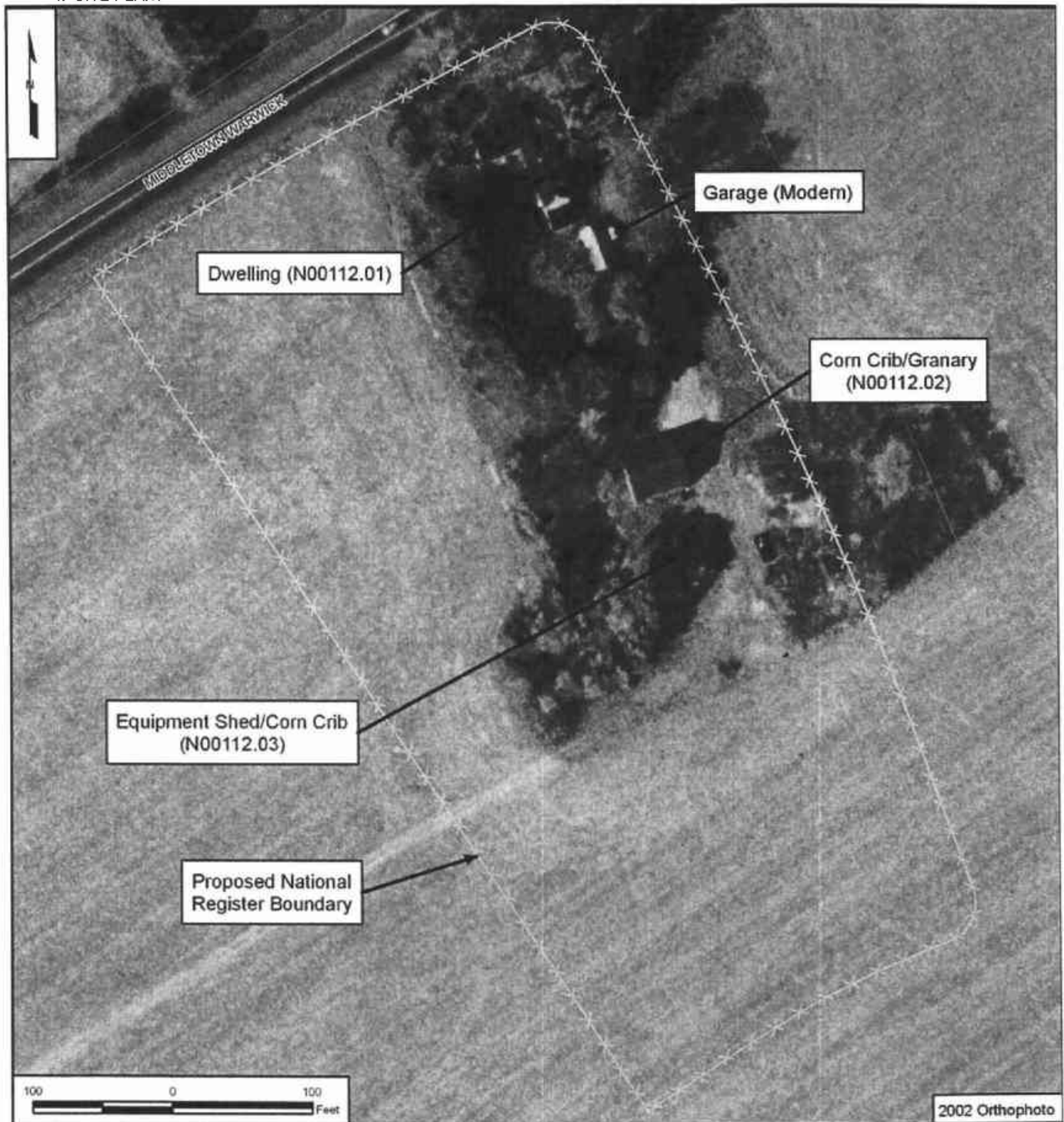
3. LOCATION MAP:

Indicate position of resource in relation to geographical landmarks such as streams and crossroads.

(attach section of USGS quad map with location marked or draw location map)



4. SITE PLAN:



CRS No. N00113

Address: 841 Middletown Warwick Road

Date of Construction/Major Alterations: 1854; ca. 1900

Time Period: 1830-1880±, Industrialization and Early Urbanization; 1880-1940±, Urbanization and Early Suburbanization

Geographic Zone: Upper Peninsula

Historic Period Theme(s): Agriculture; Architecture, Engineering, and Decorative Arts (Residential Architecture)

Name: Rumsey Farm

Tax Parcel: 1302100013

Description

The buildings associated with the Rumsey Farm are located at the end of a tree-lined gravel drive, approximately 2/10 of a mile west of Middletown Warwick Road. The domestic complex includes a prominent two-and-one-half-story residential dwelling and frame smoke house and privy from the mid-nineteenth century, which were previously listed in the National Register. In addition, several associated agricultural outbuildings (cart shed, corncrib/granary, milk house, and barn) that appear to date to the early twentieth century occupy the parcel, are spatially separate from the domestic area, located to the rear and side of the dwelling along the gravel drive. The farm complex occupies a 400-acre parcel that is comprised of agricultural fields. Plans are underway for the residential development of the fields. Horses and chickens continue to be kept by the tenant.

Historical Narrative

Rumsey Farm was erected by Governor John P. Cochran for his son. The house was built on 400 acres of land bequeathed to Eliza Polk Cochran by her father William Polk who had acquired the property from William Rumsey. The dwelling is almost identical to Hedgelawn (CRS No. N00118), which was erected two years later in 1856, also by Governor John P. Cochran for his son, William. Charles Cochran is shown as the occupant of the Rumsey Farm in Beers 1868 map. Peaches were cultivated on the farm. In 1894, owner William Cochran was forced to sell the farm to pay for his debts. In 1897 it came under the ownership of Jefferson B. Foard, the grandfather of the previous owner. Foard purchased the property for investment purposes and rented the property to tenants who lived in the dwelling. Foard had an interest in horse racing and erected a track on the property which no longer survives today (National Register nomination, Rumsey Farm, 1977). The farmland and dwelling continue to be rented out today. According to the current tenant, the agricultural outbuildings are scheduled to be demolished to make way for future development on the 400-acre parcel; the domestic outbuildings and dwelling will be retained.

National Register Evaluation

The dwelling associated with Rumsey Farm was previously listed in the National Register in 1977 under Criteria A for agriculture and C for architecture. The nomination notes that the farm outbuildings are not included in the National Register boundary. As part of the U.S. 301 study, the property was revisited and examined to see if it retained sufficient integrity to continue to be considered eligible for listing in the National Register. Beyond the application of aluminum siding to the exterior walls, the dwelling does not appear to have experienced significant alterations since the time of its listing in the National Register and appears to retain sufficient integrity to be eligible for listing in the National Register. Although in fair-to-poor condition, the

smokehouse and privy also retain sufficient integrity and are included in the original National Register boundary.

A CRS form was not prepared for the dwelling since it was previously documented in the National Register nomination. For documentation purposes, CRS forms were prepared for the smokehouse, privy, corncrib/granary, cart shed, milk house, and barn.

National Register Boundary

The 1977 National Register nomination gave the acreage of the nominated property as 3 acres, did not include a boundary map, and described the boundary as follows:

The frontage of the nominated area on Route 301 is approximately 200 feet. It extends back (north) approximately 800 feet. The north boundary line falls at the rear of the flower garden in back of the house. The farm outbuildings are not included in the nomination (National Register nomination, Rumsey Farm, 1977).

Given the scheduled demolition of the agricultural outbuildings and planned development of the surrounding 400-acre parcel, it appears that the National Register boundary, as presented in the 1977 nomination, is acceptable as it includes the dwelling and outbuildings that will be retained in the future. The boundary generally follows along U.S. 301 to the southeast, the tree line that runs along the drive to the northeast and southwest, and the rear of the yard to the northwest. The boundary measures approximately 2.45 acres, which is slightly less than the 3 acres indicated in the original nomination. This boundary was prepared in accordance with the National Register guidelines and in consultation with the SHPO, DelDOT, and FHWA for purposes of Section 106 compliance.

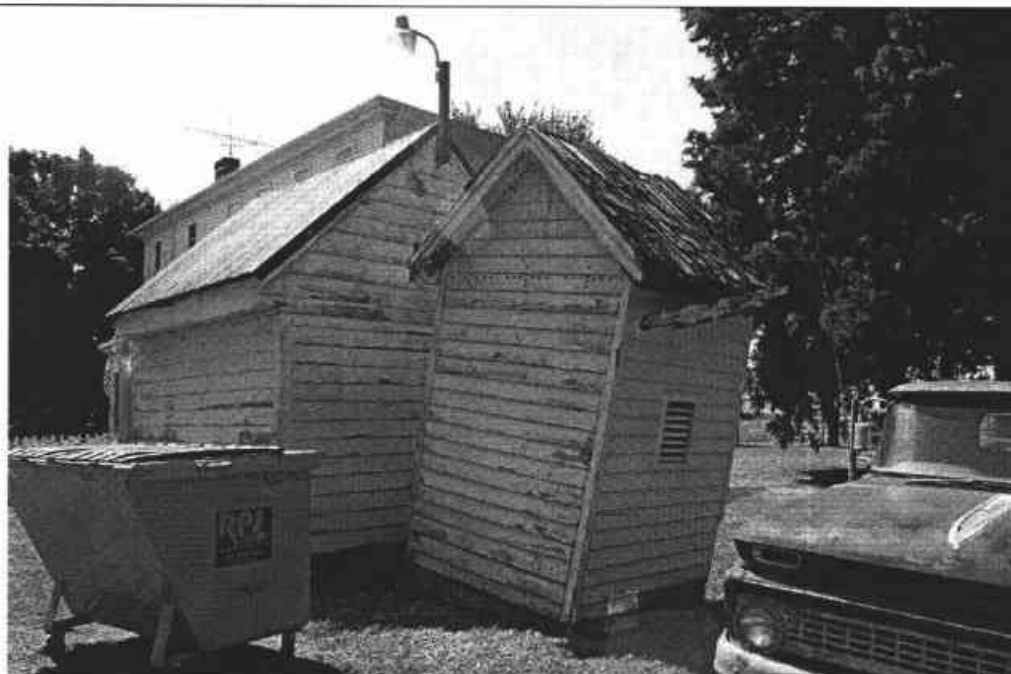
CRS No. N00113



N00113. Photograph 1: Dwelling, front (east) elevation, view to west.



N00113. Photograph 2: Dwelling, rear (west) and south elevation, view to northeast.



N00113. Photograph 3: Frame privy and smokehouse, north and west elevations, view to southeast.



N00113. Photograph 4: Cart shed, north and west elevations, view to southeast.

CRS No. N00113



N00113. Photograph 5: Corncrib/granary, south elevation, view to north. Note bank siting.



DELAWARE STATE HISTORIC PRESERVATION OFFICE
15 THE GREEN, DOVER, DE 19901

CRS

N00113.

CULTURAL RESOURCE SURVEY
SURVEY UPDATE FORM

1. HISTORIC NAME/FUNCTION: Rumsey Farm
2. ADDRESS/LOCATION: 841 Middletown Warwick Rd
3. CURRENT CONDITION: excellent ☐ good ☒ fair ☐ poor ☐ demolished ☐
4. INTEGRITY: The only alteration to the dwelling since the previous listing is the application of vinyl siding.
5. SETTING INTEGRITY: Farmstead retains location and setting at end of tree-lined gravel driveway. Agricultural outbuildings line driveway after it turns to the north. Farm complex is located amidst cultivated fields. Farmland may be compromised by planned development.

6. FORMS ADDED:

#:	Form:	List Property Types:
6	CRS03	Barn, Cartshed, Corncrib/Granary, Milk house, Privy, Smokehouse
1	CRS09	N/A

7. SURVEYOR INFORMATION:

Surveyor Name: Barbara Copp / Sr. Architectural Historian

Principal Investigator Name: Barbara Copp / Sr. Architectural Historian

Principal Investigator Signature: *Barbara M. Copp*

Organization: A.D. Marble & Company Date: 8/24/2005

8. OTHER NOTES OR OBSERVATIONS:

CRS#

N00113.

Rumsey Farm was individually listed in the National Register in 1977 under Criteria A for agriculture and C for architecture. The National Register boundary includes smokehouse and privy, and excludes agricultural outbuildings.

9. STATE HISTORIC CONTEXT FRAMEWORK (check all appropriate boxes; refer to state management plan(s)):**a) Time period(s)**

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> | Pre-European Contact |
| <input type="checkbox"/> | Paleo-Indian |
| <input type="checkbox"/> | Archaic |
| <input type="checkbox"/> | Woodland I |
| <input type="checkbox"/> | Woodland II |
| <input type="checkbox"/> | 1600-1750 Contact Period (Native American) |
| <input type="checkbox"/> | 1630-1730 Exploration and Frontier Settlement |
| <input type="checkbox"/> | 1730-1770 Intensified and Durable Occupation |
| <input type="checkbox"/> | 1770-1830 Early Industrialization |
| <input checked="" type="checkbox"/> | 1830-1880 Industrialization and Early Urbanization |
| <input checked="" type="checkbox"/> | 1880-1940 Urbanization and Early Suburbanization |
| <input checked="" type="checkbox"/> | 1940-1960 Suburbanization and Early Ex-urbanization |
| <input type="checkbox"/> | 1960-2000 Deurbanization and Sprawl |

b) Geographical zone

- | | |
|-------------------------------------|-------------------------------|
| <input type="checkbox"/> | Piedmont |
| <input checked="" type="checkbox"/> | Upper Peninsula |
| <input type="checkbox"/> | Lower Peninsula/Cypress Swamp |
| <input type="checkbox"/> | Coastal |
| <input type="checkbox"/> | Urban (City of Wilmington) |

c) Historic period theme(s)

- | | |
|---|---|
| <input checked="" type="checkbox"/> Agriculture | <input type="checkbox"/> Transportation and Communication |
| <input type="checkbox"/> Forestry | <input type="checkbox"/> Settlement Patterns and Demographic Changes |
| <input type="checkbox"/> Trapping/Hunting | <input checked="" type="checkbox"/> Architecture, Engineering and Decorative Arts |
| <input type="checkbox"/> Mining/Quarrying | <input type="checkbox"/> Government |
| <input type="checkbox"/> Fishing/Oystering | <input type="checkbox"/> Religion |
| <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Education |
| <input type="checkbox"/> Retailing/Wholesaling | <input type="checkbox"/> Community Organizations |
| <input type="checkbox"/> Finance | <input type="checkbox"/> Occupational Organizations |
| <input type="checkbox"/> Professional Services | <input type="checkbox"/> Major Families, Individuals and Events |
| <input type="checkbox"/> Other | <input type="checkbox"/> Unknown |